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NEWS SUMMARY

GENERAL
Bomb blasts hop blaze
The attacks came as Special Branch and Bomb Squad detectives carried out widespread searches in London and the Midlands, searching homes and factories in the Midlands. The bomb at Baker Street, which was found in a footbridge between platforms, was defused. The RUC warned that it was possible the IRA had acquired OIRMS buff envelopes to use them in its letter bomb campaign.

Business
Equities fail to sustain recovery
EQUITIES failed to sustain Wednesday's recovery and the FT 30-share index, after being 2.3 up at 10 a.m., closed at the previous day's level of 417.7. The Gold Mines index, however, rose 1.5 to 155.2, a three-day gain of 8.3.
SOME short-dated gilts edged up 1-16th, but medium and long were unchanged.
GOLD lost \$2.25 to \$105 an ounce.
STERLING weighted depreciation from Smithsonian parities was 17.18 per cent. (17.07 on Wednesday).
WALL STREET closed 0.90 down at 852.53.
LEGAL AND GENERAL Assurance has agreed terms for a takeover of Cavendish Land in a deal worth £45.1m. Page 23 and Lex
ARMY & NAVY bid cleared
SHARES of Army and Navy Stores jumped 7p to 649p with the news that the House of Commons bid will not be investigated by the Monopolies Commission. Page 21
FORD workers at Cologne went back to work, removing the last remaining centre of industrial strikes over cost-of-living bonuses which hit German industry two weeks ago. Page 6
AUSTRALIA is planning legislation to ensure that future large-scale operations kept in Australian hands. Page 4
A MAJORITY of Triumph car workers at three Coventry plants have endorsed a wages structure bringing most of them almost £50 a week. Page 21
COMMITTEE of Public Accounts suggests much tighter Ministry of Defence control in contracts with private industry. Back Page and Page 12
CONTINGENCY plans for industrial action are being drawn up by the Civil and Public Services Association in support of a claim for special pay increases. Page 21
UNDER the threat of widespread service station shutdowns over the weekend, the U.S. Cost of Living Council is extending the price freeze on petrol for another six days until Sept. 7.

Rescue race to mini-sub
Two men trapped in the mini-sub on the ocean bed off the coast of Cork were lying down, not talking to each other in order to save oxygen. Mini-sub Pisco's mother ship, Vickers Oyager, was on the way with two more mini-sub and divers hope to attempt the rescue this morning.
Strike-break move by Chile
Chile's Interior Minister Sr. Carlos Briones decided to revoke the legal status of the Confederation of Labour Unions whose 35-day strike has upset the economy. Lorries of non-strikers are now being guaranteed police protection. Page 5, Feature, Page 31
 Nixon to appeal
President Nixon is to appeal against Washington Judge J. Edgar Hoover's order to hand over tape recordings of his conversations with Watergate and his former aide House advisers. Page 9
 War flare-up
The British Embassy in Beirut strengthened the guard against fears of demonstrations over the first death in the war. The man who died was an engineer on the Israeli ship Agor. He was electrocuted while repairing damage done in a collision with HMS Bulwark.

Quake city panic
Violent earthquakes, which had almost all of Colombia, and panic in the capital, Bogota, where people rushed to the streets as buildings began to sway.
 Naples—but vaccinated first
Visitors expecting to visit the area are advised by the Ministry of Health to be vaccinated against cholera before an outbreak there begins. Cases including fatalities. Page 5
Refly
Hugh Cudlipp, retiring editor of International Publishing Corporation, signed a contract to undertake documentary and interviews for ATV.
Airways has appointed Jimmy James to the new air safety officer.
General elections fetched 100 prices at Phillips. Page 10
Page records ITA's change to IBA.

PRICE CHANGES
Stoddard 'A' 92 + 3
Stoddard 'B' 90 + 5
Thomas National 158 + 5
Wilkins & Mitchell 155 + 13
Voorhis Carpets 158 + 6
Canadian Geothermal 92 + 7
Woodside-Burman 119 + 9
Boulevard Hill South 154 + 9
Boulevard Hill North 950 + 30
De Beers Ltd. 380 + 8
Lonrho 71 + 6
M.I.M. Holdings 182 + 9
President Brand 72 + 6
Western Areas 210 + 10
 FALLS
Aust. & N.Z. Bank 373 - 14
Bathurst & Platt 64 - 7
Pike (WJ) 64 - 5
Slough Estates 714 - 6
Tavener Rutledge 101 - 6
Oil Exploration 101 - 6
British Indian 80 - 5

National Institute opposes easing of price-pay curbs

BY WILLIAM KEEGAN, ECONOMICS CORRESPONDENT

Wage increases under Phase Three of the Government's anti-inflationary policy will have to be kept to the Phase Two formula of £1 plus 4 per cent. if the Government is to secure any deceleration in the rate of inflation, according to the National Institute of Economic and Social Research.

In its August Economic Review, published this morning, the Institute states that to relax price and incomes controls now would be a sure prescription for moving a further step towards Latin-American rates of inflation.
The Review maintains that there is mounting evidence that the economy is slowing down of its own accord without excessive pressure on capacity.
The NIESR does not advocate any major policy changes in demand management at this stage, but envisages a difficult period on the foreign exchange before—according to its own forecasts—the balance of payments begins to improve appreciably in the course of 1974.
In these circumstances the Institute—which is independent of the Treasury but uses similar forecasting techniques—urges that the Government should adhere to a policy of a managed floating rate, intervening in the exchanges to deal with any speculative attacks.
The balance of payments forecast is of a deficit at an annual rate of £1,350m. (seasonally adjusted, current account) during the second half of this year, falling to a rate of £700m. in the first half of 1974 and balancing in the second half. According to the NIESR, the exchange rate is now "about right" to restore balance of payments equilibrium, provided that "incomes policy does not break down."
But whereas the Institute was remarkably optimistic about inflation in its May Review, it now concedes: "In the light of the latest figures for import prices, which have been well above our first half of 1974 and balancing in the second half, the rate of inflation is now 'about right' to restore balance of payments equilibrium, provided that 'incomes policy does not break down.'"
The Review argues that wage increases to compensate for higher import prices are illusory, because they lead to a further depreciation of sterling and still higher import prices.
Commenting on the recent rise in profits, it says that this is needed to finance investment and that although the Price Commission ought to be allowed to be tougher on companies which have made high profits throughout the past five years—the main attack on inflation must come on the wages side.
In this connection the Institute argues that, once companies have increased their prices to compensate for wage increases, there is little difference for real incomes between an annual increase in earnings of 15 per cent. and one of 7 per cent.
Given its assumptions about import prices next year, the NIESR calculates that if the annual rise in earnings could be Continued on Back Page

Approach to companies over 'excess profits'

BY DAVID WALKER

THE FIRST companies discovered by the Price Commission to be making excess profits in terms of Phase Two of the Government's anti-inflationary policy have been asked what action they intend to take to right the situation.
The move, a possible preliminary to Commission orders that price reductions be made, stems from scrutiny of the financial returns companies have been sending to the Commission.
With the process of examination far from complete, it is thought only a handful of companies are involved at this stage, but the numbers are likely to mount over the coming weeks.
The Commission is known to be giving specially careful examination to sectors of the economy, such as the provincial newspapers and some parts of retailing which have been clearly benefiting from the consumer boom or have reported record results for the first part of this year.
The Commission has also now started sending letters threatening legal action to companies which have so far failed to supply it with required information. About 250 concerns are thought to be involved.
All of them are being warned that, unless details of profit margin reference levels—used as a basis for determining allowable prices—and returns for the first weeks of Phase Two are filed within seven days of the letters going out, the Attorney-General will be asked for his consent to prosecutions. The threat could be fines of up to £500.
Only Category Two companies—those required to notify the Commission of price rises but not needing specific consent to increases before they are introduced—are being sent the warnings.
Those should have submitted relevant details to the Commission by August 11, but, despite already having been reminded, some have made no contact with it. While others have confirmed they fall into the second category but have then failed to send in all the necessary financial information.
In all, there are thought to be about 1,200 Category Two companies. Category One—companies needing prior consent to increases—covers 200 of the country's biggest businesses. While some of those failed to meet the August 11 deadline, making them liable for unlimited fines, virtually all are now thought to have complied.
None can obtain price rise approval before they have met the Commission's demands for information. The Commission revealed yesterday it is also sending out letters to professional organisations reminding them that changes in any scale fees they may use need its approval.
At the same time, the Commission is pointing out, such fees must be treated as maximum, people providing professional services may not increase their charges except to reflect advances in allowable costs, any application to increase fees.
Figures issued by the Commission yesterday show that only one-third of the applications for price rises dealt with between the start of Phase Two and August 24 had been granted in full.
Of 776 applications from 136 pre-notifying companies, 250 were still under consideration at the end of last week.
A total of 180 of the remainder were approved in full, 160 were allowed in a reduced form, and 29 were rejected outright. Another 157 were withdrawn by the applying companies after scrutiny by the Commission. A total of 147 rises were granted in the food sector, and 193 in other sectors.
On top of this, the Commission disclosed, it had effected £37 voluntary price reductions after the European Court of Justice. The Commission has not yet ruled on these matters.

Miles Druce sues Commission

BY LORELIS OLSLAGER

MILES DRUCE is taking the European Commission to court in its efforts to prevent a takeover bid from Guest Keen and Nettlefolds, it was learned here. It is the first time that a British company has gone to the European Court of Justice in Luxembourg since Britain became a member of the European Community on January 1.
Miles Druce is complaining that the Commission refused to issue an interim decision preventing Guest Keen and Nettlefolds from using the shares and voting power it has already acquired to influence the takeover of Miles Druce while the takeover bid was being considered in Brussels.
It asked for a decision on June 27, a few days after GKN applied for the Commission's permission for the takeover.
The Commission told Miles Druce on July 18 that it had obtained assurances from GKN court has passed them on to the Commission, which has a month in which to reply. Then Miles Druce will be asked for its comments, which, in turn, will be submitted to the Commission.
Court officials said that it might be a year before a final decision was reached.
Meanwhile, the Commission will already have made its decision on the actual takeover bid.
Nicholas Leslie writes: Miles Druce confirmed last night that it had started proceedings in the European Court of Justice. It also stated that the proceedings did not concern the two main questions of whether there had already been a concentration of interests which were unlawful under the Treaty of Paris, or whether authorisation for the concentration should be granted by the Commission. The Commission has not yet ruled on these matters.

Big fall in building society receipts

BY MICHAEL CASSELL

BUILDING SOCIETY leaders will today meet to discuss claims to warn that the mortgage rate may have to rise for the second time in a month.
Representatives of the Building Societies Association will go to Whitehall with preliminary figures which show that net receipts in August have fallen to their second lowest monthly level this year.
They will warn that mortgage rationing—already well in evidence—could become widespread and severe without a further increase in mortgage rates.
Preliminary indications are that net receipts during the month fell from July's record total of £225m. to between £80m. and £100m. Gross receipts are believed to have fallen quite substantially, and withdrawals have also increased to what could be near-record levels.
The Government is already aware of two sets of official figures released this week which show that the housing market may again be heading for a recession. The prospect of even more expensive mortgages will come as a further blow.
Housing starts and completions recorded in July represented a big turnaround on previous months in 1973 and yesterday came news that orders for new private housing placed in the second quarter of this year had also fallen back.
The association emphasised yesterday that it was not going to the Government with any request for help. In the past it has been criticised for not making better known the possibility of rate changes, and this time wants the Treasury to be fully informed about likely events at the association's council meeting on September 14.
It is known that many society leaders were not at all anxious for any such discussions to take place at this stage.
Barring Government intervention, it now looks as though societies will decide to raise the mortgage rate to 10.5 per cent. or possibly 11 per cent. so that investors may again be offered a better return on their savings.

Continued on Back Page

NET RECEIPTS 1973

January	£156m.
February	£106m.
March	£80m.
April	£195m.
May	£211m.
June	£188m.
July	£225m.
August (estimate)	£100m.

Building orders fall back, Page 10

£ in New York

	August 30	Previous
Spot	\$2.4675-4685	\$2.4655-4665
1 month	1.00-0.90 bid	0.88-0.85 bid
3 months	2.85-2.75 bid	2.75-2.65 bid
12 months	8.45-8.30 bid	8.35-8.10 bid

Feisal warns Arabs on 'oil weapon'

BY HSIAN HUAZI

BEIRUT, August 30.

KING FEISAL of Saudi Arabia today gave a warning against the use of Arab oil as a political weapon.
He and his son, Prince Saud Al Feisal, who is Under-Secretary at the Petroleum Ministry, were both interviewed by Mr. Selim Louzi, editor of the Beirut weekly magazine Al Hawadess.
King Feisal gave a warning against "studies which deliberately intend to push the Arabs to gamble with their strongest weapon (oil)."
"No one is asking where, if we cut off the oil, we would get the money we need for supporting our country and providing assistance to our brothers on the confrontation lines with Israel."

Sympathy

Prince Saud said that oil could not be used as an "artillery shell" but rather it was an economic weapon that should be used only after thorough studies had been made.
If Arab oil were cut off to-day, the United States would not be harmed because it would not be dependent on Arab oil before the end of the seventies. Only Western Europe and Japan would be harmed by such action, Prince Saud said.
"What benefit is there in arousing the fears of the Europeans and Japanese at the time when they are showing a growing sympathy with us?"

Demands

The purpose of the call for use of Arab oil as a weapon was to put pressure on the U.S. Cutting off the oil would not achieve this.
"What is required? Is it to win the enmity of the world or to persuade the American citizen that his interests lie with the Arabs? It is interests, not threats, that change the attitude of peoples and States."

Formula

The statements by the King and Prince Saud, who is regarded as second in command of the Saudi oil business after Oil Minister Ahmed Zaki Yamani, appeared to be aimed at calming recent fears in the West that Saudi Arabia was about to take drastic measures in the supply of her oil to Western markets.
There also seems to be a concerted Saudi effort to quell growing Arab demands for the use of oil as a weapon after the U.S. veto at the Security Council last month which defeated an anti-Israeli draft resolution.
Another prominent member of the Saudi royal family, Prince Abdullah Ben Abdel Aziz, commander of the powerful National Guard, better known as "the Cairo soon."



King Feisal

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Move to 'keep Australia in Australian hands'

SYDNEY, August 30.

The Corporation, which already has powers to assist in manufacturing and minerals projects, but which has no powers to extend its powers extended to cover transportation and distribution.

On this basis, it is clear that the influence of the Corporation would be enormous, not only through the large range of new ventures, but through the fact that it will be the major vehicle for capital raising and funding new projects.

It is significant that little mention has been made of "buying back Australia," a slogan that has become popular here. The cost of such a project would be enormous, and the Government hopes to diminish foreign ownership of Australian projects by simply making a slice of it and taking the major slice.

The Japanese are welcome

utions has been using Mitsubishi Industrial giant the Ataka trading group. Japan have put up nearly \$10 million and the technical know-how for a new \$6m. texturizing, dyeing and finishing plant in 1981 production in September at Caraquez, a fishing port on the Gulf of St. Lawrence. The equity is 50-50 owned with Caraquez, a private Montreal-based firm. The Federal Government grant for the project was \$2.5 million.

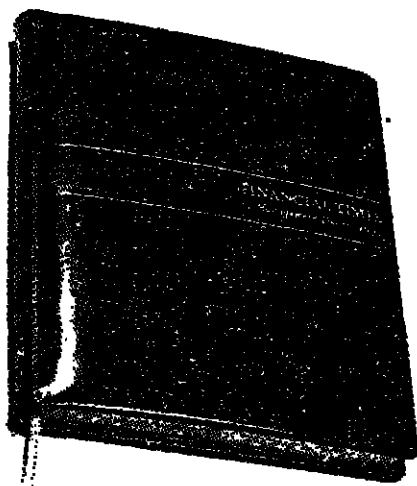
It is the largest ever trade investment in the pulp and paper industry in Canada, and the first in the industrial town of Baddeck, which lives on pulp and paper and the Noranda Mines-controlled New Brunswick Mining and Smelting company. The people of Carleton Place have a long history of Japanese immigration, and several score Japanese technicians among them without much difficulty, since the town will give jobs to several hundred men of the younger generation. The Japanese have been in the area for more than a century, and last year, Carrington-Wynne of Britain bought Consolidated Textile Mills of Montreal, a firm by Canadian standards. Because of the difficult position of wool textile remains at the moment, the Canadian government seems that it is an area for foreign take-overs will be of little difficulty. The Japanese are known to be looking at a number of other companies.

Although Mr. Lundvall said he was still too early to say if hopeful he was that Ericsson would get the factory order, the company clearly wants to break into the Indian market in a way, though it would take marked surge in its volume the achievement to the Ericsson's recent disruption of ITT's strong position in Spain. Within nine months Swedish concern may also be

U.K. exports to India fall

This firm, too, has won a contract to supply reformer units for assemblies for Mangalore dist. fertilisers and chemicals. B. S. belting will be supplying 200 metres of conveyor belting to the Russian-built Bokaro steel plant; Rhewum of Backenhausen has an order to supply 10 electric magnetic screening machines for fertilisers and chemicals.

The Financial Times Management Diary



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Pick-up and panel trucks and vans with 500 to 2,500 kilowatt capacities are to be manufactured. They will be fitted with gasoline engines of volumes between 1,500 to 2,000 cubic centimetres. The gearboxes will have four forward and one reverse gear domestic

Three years after production begins exports of at least \$1m. worth will have to be made and

continue at this level for three years, according to the Government authorisation. The Turkish government is hoping that this will be the first of many similar Japanese investments to be made in Turkey giving the Japanese the benefit of cheap Turkish labour for access into the Common Market.

NOTICE OF REDEMPTION

to the holders of Debentures payable in American Currency
of the issue designated

9 1/4 % Sinking Fund Debentures Series BQ due October 1, 1985
(herein called "Debentures") of the

Q **QUEBEC ELECTRIC-ELECTRIC COMMISSION**

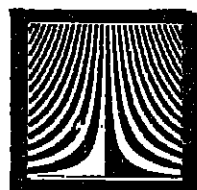
PUBLIC NOTICE IS HEREBY GIVEN that the Quebec Electric-Electric Commission intends to and will redeem for **SINKING FUND PURPOSES** on October 1, 1975 payments due to the provisions of the Debentures, the following debentures as indicated, of the above-mentioned issue, at 100% of the principal amount plus accrued interest to the redemption date, namely:

Debentures bearing the Prefix BQ:

00004	00005	00070	01874	02876	03833	04782	05735	06688	07612	08576	09519	10477	11431	12740	14180	14630
00006	00082	01882	02885	03839	04787	05740	06693	07617	08580	09523	10481	11435	12744	14184	14634	
00058	01001	01892	02895	03849	04793	05746	06699	07623	08586	09529	10487	11441	12750	14190	14640	
00067	01008	01909	02912	03866	04814	05765	06718	07628	08591	09534	10492	11446	12755	14195	14645	
00070	01010	01911	02914	03867	04815	05766	06719	07629	08592	09535	10493	11447	12756	14196	14646	
00161	01070	02020	03023	03986	04944	05847	06795	07711	08677	09614	10572	11529	12584	14231	14689	
00162	01071	02021	03024	03987	04945	05848	06796	07712	08678	09615	10573	11530	12585	14232	14690	
00207	01173	02134	03137	04101	04982	05930	06886	07783	08748	09684	10620	11574	13000	14248	14738	
00227	01176	02140	03143	04102	04983	05931	06887	07784	08749	09685	10621	11575	13001	14249	14739	
00232	01227	02184	03187	04149	05037	05984	06940	07838	08798	09734	10690	11647	13120	14282	14774	
00237	01228	02185	03188	04150	05038	05985	06941	07839	08799	09735	10691	11648	13121	14283	14775	
00242	01229	02186	03189	04151	05039	05986	06942	07840	08800	09736	10692	11649	13122	14284	14776	
00243	01230	02187	03190	04152	05040	05987	06943	07841	08801	09737	10693	11650	13123	14285	14777	
00245	01231	02188	03191	04153	05041	05988	06944	07842	08802	09738	10694	11651	13124	14286	14778	
00246	01232	02189	03192	04154	05042	05989	06945	07843	08803	09739	10695	11652	13125	14287	14779	
00247	01233	02190	03193	04155	05043	05990	06946	07844	08804	09740	10696	11653	13126	14288	14780	
00248	01234	02191	03194	04156	05044	05991	06947	07845	08805	09741	10697	11654	13127	14289	14781	
00249	01235	02192	03195	04157	05045	05992	06948	07846	08806	09742	10698	11655	13128	14290	14782	
00250	01236	02193	03196	04158	05046	05993	06949	07847	08807	09743	10699	11656	13129	14291	14783	
00251	01237	02194	03197	04159	05047	05994	06950	07848	08808	09744	10700	11657	13130	14292	14784	
00252	01238	02195	03198	04160	05048	05995	06951	07849	08809	09745	10701	11658	13131	14293	14785	
00253	01239	02196	03199	04161	05049	05996	06952	07850	08810	09746	10702	11659	13132	14294	14786	
00254	01240	02197	03200	04162	05050	05997	06953	07851	08811	09747	10703	11660	13133	14295	14787	
00255	01241	02198	03201	04163	05051	05998	06954	07852	08812	09748	10704	11661	13134	14296	14788	
00256	01242	02199	03202	04164	05052	05999	06955	07853	08813	09749	10705	11662	13135	14297	14789	
00257	01243	02200	03203	04165	05053	06000	06956	07854	08814	09750	10706	11663	13136	14298	14790	
00258	01244	02201	03204	04166	05054	06001	06957	07855	08815	09751	10707	11664	13137	14299	14791	
00259	01245	02202	03205	04167	05055	06002	06958	07856	08816	09752	10708	11665	13138	14300	14792	
00260	01246	02203	03206	04168	05056	06003	06959	07857	08817	09753	10709	11666	13139	14301	14793	
00261	01247	02204	03207	04169	05057	06004	06960	07858	08818	09754	10710	11667	13140	14302	14794	
00262	01248	02205	03208	04170	05058	06005	06961	07859	08819	09755	10711	11668	13141	14303	14795	
00263	01249	02206	03209	04171	05059	06006	06962	07860	08820	09756	10712	11669	13142	14304	14796	
00264	01250	02207	03210	04172	05060	06007	06963	07861	08821	09757	10713	11670	13143	14305	14797	
00265	01251	02208	03211	04173	05061	06008	06964	07862	08822	09758	10714	11671	13144	14306	14798	
00266	01252	02209	03212	04174	05062	06009	06965	07863	08823	09759	10715	11672	13145	14307	14799	
00267	01253	02210	03213	04175	05063	06010	06966	07864	08824	09760	10716	11673	13146	14308	14800	
00268	01254	02211	03214	04176	05064	06011	06967	07865	08825	09761	10717	11674	13147	14309	14801	
00269	01255	02212	03215	04177	05065	06012	06968	07866	08826	09762	10718	11675	13148	14310	14802	
00270	01256	02213	03216	04178	05066	06013	06969	07867	08827	09763	10719	11676	13149	14311	14803	
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00274	01260	02217	03220	04182	05070	06017	06973	07871	08831	09767	10723	11680	13153	14315	14807	
00275	01261	02218	03221	04183	05071	06018	06974	07872	08832	09768	10724	11681	13154	14316	14808	
00276	01262	02219	03222	04184	05072	06019	06975	07873	08833	09769	10725	11682	13155	14317	14809	
00277	01263	02220	03223	04185	05073	06020	06976	07874	08834	09770	10726	11683	13156	14318	14810	
00278	01264	02221	03224	04186	05074	06021	06977	07875	08835	09771	10727	11684	13157	14319	14811	
00279	01265	02222	03225	04187	05075	06022	06978	07876	08836	09772	10728	11685	13158	14320	14812	
00280	01266	02223	03226	04188	05076	06023	06979	07877	08837	09773	10729	11686	13159	14321	14813	
00281	01267	02224	03227	04189	05077	06024	06980	07878	08838	09774	10730	11687	13160	14322	14814	
00282	01268	02225	03228	04190	05078	06025	06981	07879	08839	09775	10731	11688	13161	14323	14815	
00283	01269	02226	03229	04191	05079	06026	06982	07880	08840	09776	10732	11689	13162	14324	14816	
00284	01270	02227	03230	04192	05080	06027	06983	07881	08841	09777	10733	11690	13163	14325	14817	
00285	01271	02228	03231	04193	05081	06028	06984	07882	08842	09778	10734	11691	13164	14326	14818	
00286	01272	02229	03232	04194	05082	06029	06985	07883	08843	09779	10735	11692	13165	14327	14819	
00287	01273	02230	03233	04195	05083	06030	06986	07884	08844	09780	10736	11693	13166	14328	14820	
00288	01274	02231	03234	04196	05084	06031	06987	07885	08845	09781	10737	11694	13167	14329	14821	
00289	01275	02232	03235	04197	05085	06032	06988	07886	08846	09782	10738	11695	13168	14330	14822	
00290	01276	02233	03236	04198	05086	06033	06989	07887	08847	09783	10739	11696	13169	14331	14823	
00291	01277	02234	03237	04199	05087	06034	06990	07888	08848	09784	10740	11697	13170	14332	14824	
00292	01278	02235	03238	04200	05088	06035	06991	07889	08849	09785	10741	11698	13171	14333	14825	
00293	01279	02236	03239	04201	05089	06036	06992	07890	08850	09786	10742	11699	13172	14334	14826	
00294	01280	02237	03240	04202	05090	06037	06993	07891	08851	09787	10743	11700	13173	14335	14827	
00295	01281	02238	03241	04203	05091	06038	06994	07892	08852	09788	10744	11701	13174	14336	14828	
00296	01282	02239	03242	04204	05092	06039	06995	07893	08853	09789	10745	11702	13175	14337	14829	
00297	01283	02240	03243	04205	05093	06040	06996	07894	08854	09790	10746	11703	13176	14338	14830	
00298	01284	02241	03244	04206	05094	06041	06997	07895	08855	09791	10747	11704	13177	14339	14831	
00299	01285	02242	03245	04207	05095	06042	06998	07896	08856	09792	10748	11705	13178	14340	14832	
00300	01286	02243	03246	04208	05096	06043	06999	07897	08857	09793	10749	11706	13179	14341	14833	
00301	01287	02244	03247	04209	05097	06044	07000	07898	08858	09794	10750	11707	13180	14342	14834	
00302	01288	02245	03248	04210	05098	06045	07001	07899	08859	09795						

Debtors to be so redeemed, will become due and payable in such coin or currency of the United States of America as at the time of payment is legal tender for public and private debts in said United States of America at the office of the Paying Agent, Bank of Montreal Trust Company in the Borough of Manhattan, City and State of New York, United States of America, Bank of Montreal or any one of the following Paying Agents: Bank of Montreal (Main Office) in the City of Montreal, Canada; Bank of Montreal (London Office) in London, England; W & C Warburg & Co. Limited in London, England; Kreditbank N.Y. in Brussels, Belgium; Deutsche Bank AG in Frankfurt am Main, Germany; Creditanstalt für Handel und Gewerbe in Vienna, Austria; Österreichische Federal Republic in Lienz/Burgundy, Grand Duchy of Luxembourg; and the Aktiengesellschaft in Frankfurt, Federal Republic of Germany, Kreditbank S.A., Luxembourgeois and Succursale der Deutscher Bank in the above numbers with all coupons maturing after October 1st 1978, upon presentation from and after October 1, 1978, interest on the debtentures to be so redeemed will cease and interest coupons maturing subsequent to that date will be void.

DATED AT Montreal
THIS 20th day of August 1978.



The Technical Page

EDITED BY ARTHUR BENNETT AND TED SCHOETERS

OCEANOGRAPHY

Big exercise in North Sea

MORE THAN 100 measuring instruments deployed by 22 vessels are expected to be laid by September 10 in a big exercise in the southern North Sea involving oceanographic organisations in the U.K., West Germany, Holland, Belgium and Sweden.

Known as the Joint North Sea Data Acquisition Programme—JONSDAP 73—the exercise will meet the needs of several research projects in the participating countries involving tides, storm surges of sea water, water current vectors, circulation and mixing, and pollution.

A basic practical outcome of the programme will be a greater knowledge of the movement of water in the area under various conditions of tide and weather so that, for example, larger ships can be more safely or efficiently operated in what is an increasingly congested area. Increased information about possible storm or tidal damage on coastlines and the movement of pollutants is also a likely outcome.

In the U.K., official oceanographic, hydrographic, fisheries and water pollution research bodies are involved in the programme, together with the London and Medway ports authorities and three colleges and universities. Thus the interests of marine dynamics, fisheries research and marine chemistry are brought together in a programme which is the largest of its kind yet mounted in these waters.

A particular objective is the development of a mathematical model of the marine system in the above disciplines and to do this it will be necessary to obtain simultaneous series of measurements over a period of time, expected to be at least 40 days.

Among the instruments to be used will be some 90 water current meters, 20 bottom-mounted off-shore tide gauges and three automatic buoys.

A special experiment will make use of a cross-channel Post Office telephone cable to monitor the mass transport of water across the Straits. Salt water, a conducting mass, moving through the earth's magnetic field at any point produces an emf. This will be sensed at points on the cable and the voltage measured. The technique is not new, but it can be sufficiently refined to provide a low-cost alternative to the laying and recovery of submerged instruments.

Turbidity, salinity, temperature, trace metal content, and the spatial variability of currents are also to be studied.

GEOFFREY CHARLISH

TEXTILES

American solvent dyeing here soon

THE AMOUNT of water required for textile dyeing and finishing processes is very considerable and for some time efforts have been turned towards the development of solvent-based processes. One or two British companies are already operating with dyeing and finishing systems of this type.

But now the Americans are rapidly perfecting techniques which, quite apart from circumventing the water resources factor, are reported to be demonstrating quite remarkable advantages over the traditional aqueous-based approach.

Typical of these is a process developed in the U.S. by Textile Technology, Inc. (P.O. Box 41221, Indianapolis, Indiana 46221) which is now to be launched in the U.K. and Europe.

Called the Chroma process, it has been developed for dyeing and finishing both knitted and woven fabrics, and it is claimed to cut by one-third the cost of bleaching, scouring and dyeing and for some time efforts have been turned towards the development of solvent-based processes. One or two British companies are already operating with dyeing and finishing systems of this type.

Closed circuit

Important considerations in the development of solvent dyeing and finishing processes are process technology, equipment design and a mass recovery system for the solvents. Using a "closed circuit" dyeing technique involving solvents such as perchlorethylene instead of water, the Chroma process is claimed to satisfy all these requirements, and in all cases commercially available dyestuffs can be used—even for the newer fibres such as polyester.

Several months ago, Textile Technology negotiated a multi-million dollar contract and

licensing agreement with Mitsui and Co., a leading Japanese concern which is now marketing the technology and equipment throughout Asia. With the already successful establishment of the Chroma process in the U.S. and Japan, the company is now ready to negotiate with prospective sales representatives in the U.K. and Europe.

Textile Technology sees among its longer-term objectives the establishment within the Common Market of a subsidiary corporation to cover the sales network, and a manufacturing facility to serve the area.

The U.S. company has now launched five systems based on the main process: Chroma 1, which provides distillation and accessory equipment for solvent scouring textile products in all types of applications; Chroma 2, comprising discontinuous dyeing equipment, decks, beam and yarn dyeing units; Chroma 3, semi-continuous system for jet dyeing fabrics utilising a continuous solvent scouring range; Chroma 4, for atmospheric dyeing of all types of full-fashioned knitted garments; and Chroma 5, a continuous solvent process for dyeing non-woven materials.

AUTOMATION

Checks on complex devices

THE FIRST British installation of a Sentry 600 computer-controlled high-speed electronic test system is being completed by Fairchild Automation Systems, of Isleworth, Middlesex. The cost is in the region of £100,000.

The system will be used by Burroughs Machines at their Cumbernauld (Glasgow) factory. It will initially be applied to testing incoming large scale integrated circuits for use in a range of mini-computers. The test applications of the Sentry will, however, be gradually extended.

The 600 is the most sophisticated of the Fairchild series. A high-speed computer-controlled system, it tests measures, characterises and analyses all parameters of large scale digital circuits—bipolar, MOS, logic and memories, single chips and completed assemblies. The 600 performs functional tests at up to 10 MHz data rate and at greater than 20 MHz clock rate. It can be programmed to test modules at much greater severity than they will expect to meet under normal operating conditions.

The mainframe includes the computer, with direct memory access. Additionally there are control and display panels and power supplies. A high-speed controller unit contains the 60 by 1024-bit random access memories necessary to test LSI devices at the 5 MHz functional rate, together with other control circuitry.

This in turn controls the manual test station, configured for 60 pins and carrying the pin electronic cards, radially placed round the test head to reduce capacitance of leads to an absolute minimum. Peripherals include an 18-megabit disc memory, card reader, video keyboard terminal, printer and magnetic tape unit.

The software supplied with the 600 provides the necessary system diagnostics, executive

"Landing pads" to cushion the impact of objects which have to be dropped when loading or unloading are now being produced by British Vita Cellular Cashioning. Called Vitapads, they are made from a range of low-resilience polyether foams with sheets of protective elastomeric sheets bonded to the top and bottom faces to protect the foam from sharp edges of barrels or other loads. One of them is shown here under test in Wolverhampton and Dudley Breweries.

The initial application will be for MOS LSI testing, the machine offers the possibilities of expansion to perform much more work, including the check-out of complete assemblies.

The mainframe includes the computer, with direct memory access. Additionally there are control and display panels and power supplies. A high-speed controller unit contains the 60 by 1024-bit random access memories necessary to test LSI devices at the 5 MHz functional rate, together with other control circuitry.

This in turn controls the manual test station, configured for 60 pins and carrying the pin electronic cards, radially placed round the test head to reduce capacitance of leads to an absolute minimum. Peripherals include an 18-megabit disc memory, card reader, video keyboard terminal, printer and magnetic tape unit.

The software supplied with the 600 provides the necessary system diagnostics, executive

POWER

Grants for new motor research

TWO AWARDS for research into superconducting AC generators totalling about £78,000 have been made by the Science Research Council. They are the first of a number of grants that the Council expects to make in this area.

Over three years £31,161 has been awarded to Dr. C. A. Bailey at Oxford University for research on helium flow and heat transfer in a rotating reference frame. Dr. Bailey will be carrying out a programme to study the factors affecting heat transfer to and from helium fluid in rotating tubes. The information will be required for the design of cooling ducts in a generator containing a rotating, superconducting DC excitation winding.

Also over three years, £44,883 has been awarded to Professor

Commutator corrosion

IF INFORMATION on contamination of electrical machine commutators by hydrogen sulphide, sulphur dioxide, chlorine or other chemicals indicates that a general and significant problem exists, the Electrical Research Association

TELEVISION

Simplified colour playback

TELEFUNKEN-Decca is showing a colour TV playback system at the International Radio and Television Exhibition which opens in West Berlin to-day.

Called TED, the unit is connected to the antenna socket of a TV set and reproduction on the screen from a paper thin record is via a stylus. The 21 centimetre diameter disc runs for ten minutes. It is pliable, can be quickly and cheaply produced and can be included as an advertising supplement in newspapers and magazines.

Deliveries of TED in West Germany are to begin in January from Telefunken factories and Scandinavia is to be supplied shortly afterwards.

Instruments

Two-tone generator

RACAL Instruments has introduced a new two-tone generator Model 9063, which complements the precision RF synthesized signal generator system introduced earlier this year. Designed primarily as a precision modulation source, the 9063 provides a solution to SSB servicing and alignment problems.

An entirely self-contained instrument covering the 10 Hz to 100 kHz frequency range, the 9063 provides a highly-stable synthesized tone referenced to

an internal crystal standard and a second tone derived from a tunable oscillator. The two tones may be used independently or combined. A break of the instrument provides outputs from 100 microvolts to 10 volts with low hum and spurious content. The 9063 is 88 mm high, 483 mm wide and 406 mm deep and weighs 13.7 kg.

Controls

many types of system

WITH the introduction of four new types of central heating programmer-timer units, the re-styling of the existing Centroliner 100 (now called the Centroliner 100) together with the availability of a range of room and hot-water cylinder thermostats and water flow valves, Smiths Industries Industrial Instrument Division is now claiming to be one of the few, possibly the only manufacturer able to offer a package of these items to suit any type of domestic central heating system, including many varieties of retrofit jobs.

The new items are the Centroliners 30, 30 plus, 70 and 90. The "30" is merely a basic 24-hour timer with a switch allowing day or continuous operation. It is intended for gravity or pumped systems. The "30 plus" is for fully pumped systems needing control of priority flow.

The Centroliner 70 has been designed for use with gravity hot water, pumped heating systems. The device automatically ensures that the boiler is always energised when the pump is

separated from the sleeve in the machine and after play is ejected again inside its sleeve.

The set gives instant replay of very brief segments and the operator is able to locate quickly earlier portions of the disc for replay. The version about to be marketed does not have slow motion, nor can pictures be

TELEDEC says it will have about 160 different discs in its first catalogue ranging from entertainment to popular science, job training and education.

The company conceives its primary market as being largely interested in short productions. It hopes to sell about 14m units in West Germany by 1980.

running. Basically the hot water supply is timed (or continuous) and then when the heating switch is set to "ON" the heating programme follows that for hot water.

The "90" is intended for fully pumped primary systems and independent programming of hot water supply and heating is possible, if the rest of the system allows this.

The "100" provides push-button selection of ten pairs of conditions for the hot water and heating and can be used with gravity hot water or fully pumped systems.

Checks the waste flow

THE FINNISH company Ulmaelektro Oy can now provide a range of complementary instruments which can be used to measure and control the flow rate dependent processes and sampling, and the pH value of waste water both on site, and in a centralised control room.

The equipment is the Ultronic 100 range and includes sensors needed to detect flowrate and to measure pH value without the use of pH electrodes. Central control units, which generate control signals, signal conditioning units, control function generators to drive pumps and valves, and automatic samplers complete the range of 20 instruments for the samplers and field instruments, all the units are of modular construction and can be grouped together to form a centralised control panel.

Ulmaelektro is at Palkkaneentie 20, SF-00510 Helsinki 51, Finland.

PACKAGING

Solves hard container problem

FINE Surface Polyfills, a to-use filling compound, is first non-food product to have been packed in a standard smooth-walled foil container. Used to distribute over a million promotional tags inside the traditional polyfills, the hermetically sealed foil container will foil it was found ideal.

Fine Surface Polyfills, a water and spirit and it was fore imperative that the pack should not leak into surrounding dry powder, cause it to react, and harden.

The lidding foil supplied by the company, Aluminium Company, Wolverhampton is printed a repeat pattern in white and yellow. The sealing material is a heat-seal lacquer with both the lid and the coat are coated on the inner surface.

Not only does the Se perform the essential packaging tasks with the sample, it serves as a convenient diaphragm which the product may be there seems to be no limit to the potential uses of the Food products packed in this way are already well established but the foil container will peel-off lid has possibilities packaging chemicals, dyes, mastics, adhesives, and small components. Trapping lidding material may be where product visibility is essential.

In the case of Fine Surface Polyfills, lidding was effected a small hand-operated machine. For larger and more complex containers, a more sophisticated aluminium supplies into filling and lidding may purpose-built to suit the product—whether it be in liquid, liquid, granules or powder. The company is at Wolverhampton, WV3 0DD is part of Alusuisse.

INTERIM STATEMENT



INTERIM REPORT

Profits up by 49%
Record Year Anticipated

The unaudited profits for the six months to 30th June 1973 and the comparative figures for the six months to 30th June 1972 and the year 1972 are as follows:—

	Six months to 30th June 1973	Six months to 30th June 1972	Year to December 1972
£,000	£,000	£,000	£,000
Group Profit before Taxation	531	622	1,471
Taxation on Profit for the period including transfer to Taxation Equalisation Reserve	465	250	583
Profit after Taxation	466	372	888
Dividends			
Preference Paid	14	14	28
Interim Dividend on Ordinary Shares proposed (less waiver)	126	94	249

The results for the six months to 30th June 1973 show a substantial increase of 48% over those for the same period in the previous year. It is anticipated that the profits for the year will reach record levels, and the forecast of £2m, plus contributions from Smiths Enterprises, will be achieved.

The company acquired Smiths Enterprises (Glenmorgan) Ltd., whose profits are included in the above figures for one month only, with effect from 1st June 1973. A further acquisition has been Central Crane Hire Nottingham Ltd., a small company which complements our North Midlands coverage, with effect from 3rd May 1973.

The company is planning substantial expansion into the Far East and this is receiving very active attention at the present time. Further announcements will be made in due course.

No corporation tax will be payable on the profits for the period and the transfer to Taxation Equalisation Reserve has been based on the rate of corporation tax of 50% (1972-40%).

It is proposed to pay an increased interim dividend to the ceiling permitted under present legislation which will amount to 1.36p per share on the increased share capital and adjusted for the imputation system of taxation on dividends (1.295p 1972) payable on 8th January 1974 to shareholders on the register at 10th December 1973. The timing of the payment is intended to minimise the company's liability to taxation having regard to the transitional provisions covering the change in the system of United Kingdom corporate taxation.

*Dividends paid in 1972 are adjusted on a comparable basis under the new system of corporation tax.

The Group's excellent performance in the first half of the current year as expected, and the capital investments that have been made will continue this upward trend in profits. Still further domestic expansion is continuing, and our planned major developments in overseas business will provide substantial and increasing profit contributions in the coming years.

W. R. Richards
Chairman

THE NATION'S LEADING CRANE & PLANT HIRE GROUP

PROCESSES

Blasting off the scale

ADWEST OF Reading, Berks., has taken delivery of a Vacu-Blast "Scalomatic" blasting plant which is the first of a range of standard units incorporating its recently introduced tubular wheel.

The plant which is to be used by Adwest to remove heat scale from power steering components caused by a previous hardening process, is of the rotary table type. The main table is 1500 mm in diameter and four auxiliary planetary tables of 500 mm diameter are incorporated to facilitate the easy loading of the components.

A feature of the Adwest plant is the "tube" wheel which provides far greater hitting power than the traditional bladed type. Additionally, the fact that each of the tubes can be rotated to give eight wearing surfaces means that running costs are reduced significantly and machine maintenance times cut.

Vacu-Blast which is part of the Allied Polymers Group, will shortly announce several other standard centrifugal plants. All will incorporate the new tube wheel.

COMPUTERS

CEGB speeds its data operations

COMPUTING facilities at several major Central Electricity Generating Board centres, at the Electricity Council and at some area Electricity Board engineering establishments will soon be able to benefit from an increase in the data transmission speed of the CEGB's computing network. Users of the CEGB bureau service with their own small machines could also profit.

In a successful pilot operation over Post Office lines between the central computer at the CEGB's Computing Bureau in Park Street, London, and the Board's Nuclear Laboratories at Berkeley, Gloucestershire, data transmission rates have been doubled from 4,800 to 9,600 elements of information (bits) per second.

Change-over to the new transmission rate was the result of a combined operation by experts at the two centres with the support of the Board's Transmission Division at Guildford and the Post Office. Additional software to support the facility has been developed by the Bureau staff.

The increased transmission rate has been accompanied by the commissioning of a new modular 1 satellite computer at Berkeley linked through Racal-Mileo data transmission receivers to the central IBM 370 at Park Street. Operating in parallel with the Laboratory's existing IBM 1130, the new computer shares the same data transmission line.

B.I.E.—MARVIN JOHNSON LTD.

QUALITY ASSURANCE CONSULTANTS

British Inspecting Engineers Ltd. and Mr. Marvin Johnson wish to announce the formation of a joint company to assist suppliers towards implementation of the new requirements of the QUALITY ASSURANCE STANDARDS of INDUSTRY which became mandatory for defence contracts from 1st April, 1973.

Trained personnel will be available to help Suppliers who may be having difficulty with the—

Interpretation and compliance with Defence Standards 05-21, 24, 26 & 29 and

Nato AQAP-1, 4, 6 & 9.

Training of Quality Assurance Personnel

Preparation of Specific Product Quality Control Procedures & Manuals.

Internal & Supplier Audits and the complete preparation for this vital function of a system's QUALITY ASSURANCE EFFECTIVENESS.

These techniques which were originally developed by L. Marvin Johnson, B.E. for U.S. Defence Departments and NASA Centres are becoming the accepted standards for industry in general and already has helped with the training of over 150 key quality assurance personnel in the Ministry of Defence and major British Industries.

L. Marvin Johnson will be available in early September for preliminary discussions with industry about Quality Assurance, Audits, Systems or related problems.

Please write, telephone or telex to:

B.I.E.—MARVIN JOHNSON LTD.
3, Westminster Palace Gardens,
Arlington Row, London, SW1P 1RN.
Phone 01-834 1137. Telex 919572
L. Marvin Johnson
West Covina, California.

Founded 1934.

ASSOCIATED TOOLING INDUSTRIES LIMITED

Highlights from the circulated statement of the Chairman

Mr. A. G. Pratt:

★ Group trading profit for the year ended 28th February 1973 was £176,048 compared with the previous year's profit of £139,882. After depreciation and interest the net profit becomes £48,689, which shows a substantial recovery of the previous year's total of £21,963.

★ In the context of the general up-swing in the Engineering Industry, the Group's recovery trend is continuing. Based upon the substantially increased profits for the first quarter of the current year, but subject to no unforeseen circumstances or set-back, record Group profits are indicated for the first half of the current year and, so far as can be foreseen, for the full year. The Group's Order Book is present is at the highest level ever attained.

★ The Board propose a final dividend of 5.25p which, with the associated tax credit, is equivalent to 7.15p. This, together with the interim dividend, gives an overall total of 10% for the year (1972-73).

STATEMENT

& CO. LTD.

Manufacturers

OVERSEAS NEWS

هنا من المغرب

Egyptians preparing for unity moves

EGYPTIAN OFFICIALS were today setting up the machinery for implementing new steps towards a union between Egypt and Libya.

Although last night's announcement by the Egyptian and Libyan leadership did not amount to an immediate merger between the two countries, a number of real steps were due to be carried out on Saturday.

These include the formation of a 100-member Joint Constituent Assembly, the creation of an economic free zone on each side of the Egyptian-Libyan border and a new joint currency called the Arab Account Dinar.

President Muammar Khedafi flew back to Tripoli last night after signing a joint announcement following his meetings with President Sadat on the merger.

The authoritative Cairo newspaper Al-Ahram said both President Sadat and Col. Khedafi were due later today to sign a number of decrees bringing into effect last night's proclamation.

Cairo newspapers today hailed the creation of a unified State of Egypt and Libya as an historic event on the road to eventual Arab unity—and a powerful challenge to Arab enemies.

News of the unity declaration was splashed in Egyptian newspapers today.

Al-Ahram, whose editor, Mr. Mohammed Hussain Heykal, is a staunch supporter of a full merger with Libya, wrote in an editorial that the establishment of the new state was the embodiment of the Arab masses' faith and a confirmation of the Arab revolution.

"The unified state paves the way to the mobilisation of Arab potential for the liberation of the (Israeli-occupied) land."

"It is a state which incarnates the refusal to surrender to fierce challenges, the refusal to submit to schemes aiming at weakening the Arab will, the Arab revolution and Arab freedom."

The unified state belonged to all who believed in Arab unity and aspired to a great Arab future, Al-Ahram said. It added that the new state presented great challenges to Arab enemies and it needed the backing of all Arab revolutionary forces against imperialism, Zionism and retrogression.

The mass circulation Al-Akhar described the announcement as an historic decision taken at a crucial stage in Arab history.

The unity move was an answer to the Zionist-imperialist challenge facing the Arab nation, it said. It also showed that the Arabs were not only capable of holding out, but also capable of carrying out their historic movement towards their great aspiration.

CAIRO, August 30.

HASSAN AND THE PLOTTERS

Mass trial brings 16 death sentences

KENITRA, Morocco, August 30. A MASS TREASON trial for 157 Moroccans accused of attempting to overthrow the Government of King Hassan II ended today with the military court handing down 16 death sentences, the Government said.

The court gave prison terms to 71 other defendants, 15 of them life sentences. The remaining 70 accused were acquitted of any involvement in what the Government called "a plan of subversion aimed at creating a climate of social agitation and intoxication of public opinion."

Eight lawyers

The defendants were arrested in massive police sweeps after a spate of attempted political assassinations and bombings of public buildings, military posts and American installations.

Among those charged were eight lawyers, including five members of a political party opposing the King. Although they were tried by a military court, the defendants are chiefly from the civilian ranks. The death penalty is not an empty threat in Morocco. In January, 11 military officers were sentenced to a firing squad for their part in the 1972 attempt against Hassan's life when aircraft from the Royal Air Force shot at the King's private Boeing jet.

Libya accused

An assassination attempt in 1971 resulted also in death sentences and executions. There was no immediate indication as to the identities of those condemned to death in the present case nor when they would be executed. The trial began on June 25.

The Moroccan Government has accused Libya of aiding some of the defendants financially in hopes of seeing Hassan dethroned and diplomatic relations between the two countries remain tense.

UPI

A King on a tightrope

BY OUR RABAT CORRESPONDENT

WHEN KING Hassan II inaugurated two new dams this summer as part of a major plan to irrigate 2.4m. acres, tens of thousands of Moroccan peasants acclaimed him. And when he announced that work would start this year on two more dams his words were greeted by a sea of white-robed humanity.

The King aroused similar enthusiasm when he appealed for volunteers for "operation ploughshare" to till and sow 420,000 acres of cereal farms formerly owned by French and Spanish settlers and recently nationalised. In theory the land will go to the peasants.

For a King who has been the target of four attempts to kill or overthrow him in the past two years he certainly seems very popular. At least with the peasantry who represent more than 70 per cent of the population of 16m. Some cynics say the huge crowds were shanghaied by the authorities, driven to the ceremonies in fleets of buses or lorries, and that if they had not cheered loud enough they would have been made to walk home. But in fact Moroccan peasants love festivities, especially in the harvest season when the harvesters are in, and they are more than willing extras for royal pageants.

Irritation

This irritates the town-based political parties, which have never been able to muster anything like the same enthusiasm for their rather dusty dogmas, but it must be a great comfort for the King who needs grassroots support badly to counteract the effects of military mayhem and leftist subversion.

After disposing of military plotters who tried to shoot him in the summers of 1971 and 1972, the King this summer put two groups of leftists on trial for trying to topple his regime. The trial of the larger group ended yesterday with 16 death sentences, 56 to varying jail terms, and the rest were acquitted.

Both groups that were brought to trial appear to have assumed that there was widespread discontent, and that once the shooting began it would spark a people's revolution. The group of 159 men on trial since June 25 before a military tribunal found to their cost that this assumption was false. They launched urban terrorism and guerrilla operations

in remote areas last spring in a plot allegedly hatched by leftists living abroad. But they were swiftly neutralised by security forces, in some cases with the help of the local populace.

The socialist Opposition party, Union Nationale des Forces Populaires (UNFP) is held responsible for the attempted uprising and has been banned. Its leaders say they had no hand in the plot, and argue that Moroccans resort to violence

Probably sympathy or indignation is confined to cities, such as Casablanca. There a bomb blasted the premises of the pro-Government daily Le Matin after the seizure of several editions of the Opposition papers.

The explosion showed that not all the troublemakers are behind bars yet. Further evidence is that there are still a number of incendiary tracts circulating. But the King seems determined to pursue the path of benevolent paternalism, hanging on to all his powers, and doing by edict what he thinks is best for the people. The new Constitution and the promised Parliamentary elections seem to have been forgotten since they were approved by a massive referendum vote 18 months ago. King Hassan rules and reigns with only a small, and chronically disunited, political opposition to find fault with the system. He is helped in his task by popular economic measures.

Experiments

To reinforce the growing mercantile middle class he is "moroccanising" foreign-owned businesses under a new law which gives majority control to Moroccans in the sales and services sectors, banks, insurance and some industries. For lesser citizens a new kind of "home-grown socialism" is being tried. Sugar beet growers and factory workers are being given majority control of two best processing plants. Some of the big French farms recently taken over are to be run by elected assemblies of local peasants. They will be allowed to hire foreign farm managers if they think that need sophisticated know-how. If the experiments succeed they will be applied more generally.

Some people have misgivings about the wisdom of turning 520,000 acres of highly productive modern farms into State property, and having them run by peasants with no personal stake in the land. The King confesses that State-run farms were "disastrous" in the past because civil servants did not care what happened to them. With the new system one wonders why the peasants should care more, because they still have no personal profit motive to drive them.

The new Five-Year Plan applies much the same line of thought. The King said it is an attempt to "reconcile socialism and capitalism." Some £2,600m. is to be invested by 1977, of which £1,400m. is expected from private investors. The expenditure is intended to produce an annual growth rate of 7.5 per cent.

There will be no land reform at the expense of Moroccan landowners. Instead the aim is to improve agriculture and the lot of the peasants so that they will not be a burden on the State. Private enterprise and private property are adopted as basic principles.

Another plan target is to reduce the number of unemployed from the present 350,000 or so to 255,000 and thus mop up part of the pool of discontent. About 350,000 Moroccans work abroad. They sent home \$4m. last year (compared to \$20m. received in foreign aid). More emigration is to be encouraged.

A new Investment Code has been issued, designed to attract foreign capital. Foreign investors are very hesitant because of the plots and fears of a sudden collapse. The Code differs from the previous one mainly by eliminating some red tape but offers substantially the same incentives such as tax waivers.

The King admits that the bureaucracy has become a refuge for incompetents. Based largely on the French system, it has become elephantine (350,000 on the Government payroll) and serpentine, and visiting businessmen need a great deal of fortitude and forbearance to obtain decisions.

Summit

These internal problems do not give King Hassan much elbow room for foreign policy. In July he tried—and apparently failed—to get his nearest Arab neighbours, Algeria and Mauritania, to support his claims to those parts of the Sahara occupied by Spain. There is some talk of strained relations with Algeria because of this, but nevertheless the King has said he will personally attend the non-aligned summit in the Algerian capital next September.

But so many heads of state have been ousted while away from home that he may change his mind. If he does, it may indicate that he is not so sure of himself. What may also give him cause is the possibility that the Algiers summit will be attended by his arch enemy, Libya's Colonel Khedafi who, since he got rid of his own King, is intent on aiding and abetting subversion in Morocco.



King Hassan: pursuing the path of benevolent paternalism.

Waldheim in Israel

UNITED NATIONS Secretary-General Kurt Waldheim began a 30-hour visit to Israel today to exchange views with the country's leaders on prospects for a settlement to the Middle East conflict.

Speaking on his arrival, Mr. Waldheim said his purpose was not to present new plans but to establish personal contacts, to hear the views of Israel and present his own views. "I consider it my duty to do everything I can to help find a solution," he said.

Mr. Waldheim flew in a blue and white UN plane from Cyprus, where he stayed overnight after talks in Syria and Lebanon—part of a five-nation

JERUSALEM, August 30.

fact-finding tour of the Middle East which will later take him to Egypt and Jordan.

He was welcomed at Tel Aviv's Lydda airport by the Israeli Foreign Minister, Mr. Abba Eban, and UN officials. Soon after his arrival, the Secretary-General was taken by car to Jerusalem, where he was due later today to meet the Prime Minister, Mr. Golda Meir, and other Israeli leaders.

Before leaving for Egypt tomorrow afternoon, he will confer with staff of the UN Truce Supervision Organisation, headed by UN Under-Secretary-General Euzio Silivanto, which oversees the Arab-Israeli ceasefire.

Communist countries to the Vietcong. Much attention will now focus on the future of General Spinoza, who has returned to Lisbon with his prestige sky-high and with the reputation of being the most accomplished of Portugal's soldiers. Though his health is not good, it seems certain that Dr. Gaetano will have to call on the General's goodwill to keep in the armed forces in line, and General Spinoza's presence in Lisbon will undoubtedly prove a major new factor in the political life of the country. It is thought possible that he may emerge with high ministerial rank.

Another prominent figure in this constant game of "General watching" in Lisbon is General Arraiza, who retired last month after four years as commander-in-chief in Mozambique, where he has been succeeded by the relatively unknown figure of General Basto Machado in what is presently perhaps the most critical of the African war campaigns.

The difference is, however, that there is little love lost between General Arraiza and Dr. Gaetano, and the General is seen in this election year as a potential magnet for much "right-wing" pressure on the Government.

Another figure to be watched in the current jangling up of generals is General Costa Gomes, the country's top soldier as General Commander-in-Chief of the Portuguese armed forces. He is very close to Dr. Gaetano and is emerging as a real power in the land. He is said

HEATH SAYS NO TO GEN. AMIN

By Our Foreign Staff

Mr. Heath has rejected an invitation from President Amin to visit Uganda and the President's suggestion that Britain should lend Uganda the money to pay compensation to dispossessed Ugandan Asians.

A Foreign Office spokesman said yesterday that Mr. Heath's reply to President Amin was delivered by the acting British High Commissioner in Kampala, Mr. John Stewart, on Wednesday.

In his letter, the Prime Minister told the Ugandan leader that the negotiations about compensation to companies and individuals would be better conducted at an official level and called for a reply to repeated British requests for an early meeting of officials either in Kampala or London.

Mr. Heath also urged President Amin to release money "frozen" in the bank accounts of the Ugandan Asians who were expelled from the country last year. This money, he said, should be forwarded from Uganda at once.

Reuter reports that immediately after receiving the letter, President Amin repeated his demands on Kampala Radio.

LISBON, August 30.

Portugal names replacement for Guinea-Bissau governorship

BY BRUCE LOUDON

IN THE SECOND big change to take place recently in the command of Portugal's African wars, Gen. Jose Bettencourt Rodrigues, 55, a one-time military attaché at the Portuguese Embassy in London, was today nominated to take over as Governor and Commander-in-Chief in Guinea-Bissau.

Gen. Bettencourt Rodrigues, a close confidant of Dr. Gaetano, the Prime Minister, served for a time as Army Minister under Dr. Salazar, who succeeds Gen. Antonio de Spinoza, who is back in Lisbon after more than five years in what is regarded as the most physically exhausting command post in Portuguese Africa.

It seems certain that Gen. Bettencourt Rodrigues will continue Gen. Spinoza's outspoken "Africanisation" policy aimed at achieving "a Guinea for the Guineans within a Portuguese community." But he faces some critical military problems, with his 28,000-man army confronted by rebels of the PAIGC movement better equipped than ever before, even to the point of boasting that they will soon have MIG fighters operating against the Portuguese from bases in neighbouring Guinea-Conakry. A number of rebels are understood to be undergoing training in the Soviet Union to fly the fighters when they appear. Meanwhile, the rebels have achieved a startling new anti-aircraft capacity which is causing grave problems to the Portuguese, and their strength has been vastly increased by a massive build-up of armaments similar to those that were made available by the

Communist countries to the Vietcong. Much attention will now focus on the future of General Spinoza, who has returned to Lisbon with his prestige sky-high and with the reputation of being the most accomplished of Portugal's soldiers. Though his health is not good, it seems certain that Dr. Gaetano will have to call on the General's goodwill to keep in the armed forces in line, and General Spinoza's presence in Lisbon will undoubtedly prove a major new factor in the political life of the country. It is thought possible that he may emerge with high ministerial rank.

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Zambia to reorganise banking sector

BY RUTH WEISS

LUSAKA, August 30.

ZAMBIA IS to restructure its banking sector to get into line with the economic reforms. This emerges from the United National Independence Party ten-year programme issued to delegates to the party conference last week-end.

It states that the existing banking system, with its financial institutions to be rationalised and restructured so as to become more development orientated, avoiding unnecessary duplication and competition, thus improving the use of resources, particularly manpower.

The banking sector should have been brought under the State umbrella a long time ago. In November, 1970, President Kaunda announced the formation of two banking groups in which the State was to take 51 per cent.

Negotiations with the Government takeover panel, however, ended in deadlock. In June, 1971, it was announced that the Government would continue to develop its own National Commercial Bank and also acquire 60 per cent of the shares in the Commercial Bank, while

other banks would have to register with the Reserve Bank of Zambia. Standard, Barclays and Grindlays all became locally registered banks.

However, continuation of a major private financial sector side by side with the State commercial, industrial and mining sectors is untenable.

There have been directives to the State enterprises to deal with the State banks. But the latter's facilities and branch network cannot compete with the international banks. Moreover, the latter are deprived of major accounts which provide credit balances and therefore lending resources, their overdraft facilities will shrink, which, in turn, will not be conducive to development.

Some new arrangement must come. The fact that this was stated in UNIP's policy lines indicates that it is so acknowledged.

The questions which will have to be answered are: will nationalisation cause anxiety until they are, when this will happen and in what form.

China strikes careful balance in leadership

PEKING, August 30.

THE CHINESE Communist Party's 10th National Congress, which closed last Tuesday, has drawn a careful balance between the radical and moderate wings of the Party, and has confirmed that the Chinese army will continue to play a key role in the country's political affairs in the foreseeable future.

These are the initial conclusions drawn by diplomats here after studying last night's official communiqué on the five-day Congress and the membership of the new Party Central Committee.

The Congress was held in Peking from August 25 and only officially disclosed yesterday. The disclosure was followed by an eruption of noise and colour in the streets of Peking as the capital celebrated the Congress—the first for four years and a major milestone in the country's political affairs.

Chairman Mao Tse-tung presided over the Congress and there is no doubt that the 79-year-old Party chief maintains his pre-eminence in the leadership.

Although he apparently made no major speech at the Congress, he was unanimously elected Chairman of the 148-member Presidium which supervised the affairs of the Congress.

A large photograph of a relaxed, smiling Mao was printed on the front of today's People's Daily, China's Communist Party newspaper, which published news of the Congress in bold red headlines.

It was also abundantly clear today that Premier Chou En-lai is still in the number-two position. He was listed as the first of five vice-chairmen after Chairman Mao. He also delivered the crucial "political report" reviewing the Party's past work and laying down guidelines for the future.

The main surprise of last night's communiqué on the Congress was the apparent rapid promotion of Wang Hung-wen, the youthful rising star in the Chinese hierarchy.

The drive and undoubted ability of this 36-year-old former Shanghai textile worker has propelled him into the highest echelon of the Chinese leadership. Wang was listed after Chou En-lai among the vice-chairmen, and a half-page photograph in the People's Daily showed him seated on the right-hand side of Chairman Mao on the Congress rostrum.

Observers said, however, that it will not be known until the appointment of a new Party Politburo whether Wang has been promoted permanently to the number-three position. But it is clear that he is possibly being groomed as a successor to Mao or Chou En-lai.

The congress communiqué listed after Wang the former security chief Kang Sheng, Yeh Chien-ying, China's top military figure after the fall of Lin Biao in 1971, and Li Teh-sheng, chief political commissar in the army.

Barclays Bank opens in Singapore

Tomorrow we shall be opening a branch in Singapore, the most recent link in our growing chain of branches in the Pacific and Far East. If you have business interests in Singapore let Barclays Bank put its services to work for you.



A world of banking

Singapore branch:
GPO Box No. 887, Singapore 2,
Republic of Singapore
Manager: Mr. D. Payne
Cables: BARINT Singapore

AYCLIFFE DEVELOPMENT CORPORATION
ANNOUNCE A UNIQUE
OPPORTUNITY FOR DEVELOPERS
WISHING TO PARTICIPATE
IN A MAJOR COMPREHENSIVE DEVELOPMENT
PROJECT EMBODYING
GOLF COURSES
HOTEL
GOLF INN/LEISURE CENTRE
AND RESIDENTIAL DEVELOPMENT

The Aycliffe Development Corporation proposes to release a total of approximately 430 ACRES of land for the provision of a comprehensive development involving the construction of golf courses with ancillary features as an integral part of a leisure complex comprising an hotel, golf inn, recreational and landscaped open spaces, the whole to be closely associated with private housing.

The development site is at Newton Aycliffe, a New Town situated in the North East of England in County Durham. The existing population of Newton Aycliffe is approximately 25,000 and the present intention is that this figure will be increased to a target population of 45,000. It is estimated that 1,270,000 persons are resident within a 20 mile radius of the site.

Newton Aycliffe is well served by both road and rail communications. The New Town is directly served by Trunk Road A167 (the former A1) which connects with the A1(M) Durham Motorway within two miles. The town lies only some 6 miles from the main Kings Cross - Newcastle - Edinburgh railway and is within 15 minutes drive of Darlington's main line station. In addition, the Teesside Airport is situated within 30 minutes drive.

The proposal envisages the development of about 430 acres of land with about 140 acres available for residential development; the remaining land to be developed as golf course and recreational centre.

Further particulars and a comprehensive Developers Brief can be obtained by written application to the undersigned by the 22nd September 1973.

A. V. Williams, C.B.E., B.A. (Oxon),
General Manager and Solicitor,
Aycliffe Development Corporation,
Churchill House,
Newton Aycliffe,
Co. Durham.



It's not the end of the world.

Being the country's number one rechargeable battery maker doesn't exactly make us world-wide industrial giants.

Fortunately though, our world doesn't quite end with the white cliffs of Dover.

We make and sell batteries in other countries too.

In Europe. Where we're leaders in Holland and Denmark, and expanding rapidly in France and Belgium.

In India. Where we have a quarter of the lead-acid battery market, and export to thirty other countries.

In Australia and New Zealand. Where again we're market leaders.

In S. Africa. Where we have 30% of the automotive battery market, and 45% of the industrial market.

In Canada. Where Chloride Systems leads the emergency lighting systems field.

And in the U.S.A. The largest battery market in the world.

Through Chloride Systems Inc., we already have a strong presence in the emergency lighting business.

And last month we bought a controlling

interest in the Connex Corp. Overnight becoming the seventh largest U.S. battery manufacturer.

We intend to use this base, and Chloride's technical expertise, to develop our industrial battery business in the U.S.

Our overseas activities contribute 32% Group pre-tax profits.

So you can see that our world hardly ends with the English Channel.

CHLORIDE

More involved than you think we are.

HORSE TRIALS

BY MICHAEL DONNE

Big entry for Burghley

ANY FEARS that next week's second place at Osberton last week, and first place at Annick European Three-Day Event would reduce interest in this week's Burghley Horse Trials in Lincolnshire are proving unfounded. While seven of Britain's top riders and horses, including the reigning European Champion, Princess Anne, the Olympic Gold Medalist, Richard Meade, and last year's Burghley winner, James Hodgson, are all now in the Soviet Union, there is still a substantial entry of over 500 riders, including several combinations from overseas, to make this event both attractive and significant. Over the next few days there will be plenty of opportunities to study the progress of the younger riders and less experienced horses who are now making their names in this exciting branch of equestrianism.

Among these is Sara Bailey, with her mare Red Amber, who was a member of the victorious Junior European Championship team at Limoges earlier this month, and who also came second in the individual placings. Other young riders who are attracting increasing attention are Diana Thorne, with The Kingmaker, winners of the Midland Bank Novice Championship in 1972—a combination that always goes fast across country—and Matthew Straker, riding George. The latter horse will be worth watching. He was the only one to complete the Junior European Championship at Eridge last year with no faults other than dressage penalties. Lynette. Although short-listed had his dressage better, he for the European Champion would have been in a strong position for the championship on go to Kiev, and it would be a well-deserved consolation if they

were able to take the Raleigh Trophy home from Burghley. Miss Meakin had the unenviable task of being the first competitor to go round the first circuit.

Captain Phillips, who was originally planning to take the Queen's horse Columbus, round Burghley, is now instead riding Maid Marion, in place of Tony Hill, who has had to withdraw. Lorna Sutherland, the only woman to have taken three horses round Badminton in one year, is competing at Burghley with her well-known chestnut Peer Gynt. This combination has been one of the most popular in Three-Day Eventing for some time. Miss Sutherland won Burghley in 1967 on her skew-bald horse, Popadom, who became a great favourite with the crowds, and many would like to see her repeat this success.

Sutherland will also be taking round one of her younger mounts, James Kelly. Mrs. Barbara Hammond, originally entered with Eagle Rock which did so well at Badminton last year, is now taking round her team at Limoges earlier this month, and who also came second in the individual placings. Other young riders who are attracting increasing attention are Diana Thorne, with The Kingmaker, winners of the Midland Bank Novice Championship in 1972—a combination that always goes fast across country—and Matthew Straker, riding George. The latter horse will be worth watching. He was the only one to complete the Junior European Championship at Eridge last year with no faults other than dressage penalties. Lynette. Although short-listed had his dressage better, he for the European Champion would have been in a strong position for the championship on go to Kiev, and it would be a well-deserved consolation if they

One combination which must be strongly in the running this year are Merlin Meakin and Lynette. Although short-listed had his dressage better, he for the European Champion would have been in a strong position for the championship on go to Kiev, and it would be a well-deserved consolation if they

Airlines to decide next Atlantic fares move

Financial Times Reporter

THE U.S. Civil Aeronautics Board has asked all interested parties to file their comments by September 11 on what should be done about North Atlantic air fares, following last week's Washington Court ruling setting aside the present fares agreement.

The court passing judgment in a case brought by Mr. Ralph Nader's Consumer Action Group, gave the CAB 21 days in which to set aside the fares agreement of an international air fares agreement for the North Atlantic.

The CAB is now passing the problem of the next move back to the airlines, since whatever it takes in the form of the court's decision must affect them. It is asking whether it should reapprove existing agreements, or take some other action.

The airlines are due to meet in the South of France from next Thursday to consider new fares for the route from January 1, and they are bound to consider the situation which the court's ruling, and the CAB's request for advice, has created.

As there are only five days between the opening of their conference and the CAB's deadline of September 11, it seems likely that many airlines will give their individual advice to the CAB before going to the South of France.

Most of them are likely to urge the CAB to request an extension of its 21-day period of grace, to allow them to consider the matter in greater detail and come up with a new fares agreement.

Although any such agreement would normally run until January 1, the airlines might be able to suggest an earlier starting date, to get the CAB off the hook.

Some airlines, however, are inclined to feel that there is no reason why a 21-day period should be allowed to dictate international air fares, and that the interests of other governments must also be taken into account.

North Sea oil rig concerns in merger

By Chris Barr, Scottish Correspondent

EDINBURGH, August 30. TWO ABERDEEN-BASED companies serving North Sea oil exploration rigs have joined forces in a merger. They are Seaford Catering and the catering division of Servoil.

Under the deal, Seaford's joint venture launched by Seaford Maritime and Scottish and Newcastle Breweries, takes over operating responsibility for Servoil's contract with BP, to provide the oil company's Sea Quest rig with a catering service. Servoil is a subsidiary of Culler Geddis, which also operates paper mills in Aberdeen and Fife. Servoil's other two divisions, Offfield Engineering and Offfield Supplies, are not affected by the merger.

Seaford Catering was launched in May and has yet to secure its first catering contract with offshore rigs.

NEW BIRMINGHAM BREWERY SCHEME

Work has started on a £10m. development at All Saints Brewery, Birmingham, the home of Ansell's beers. A distribution centre with a storage capacity of around 3.5m. pints is to be built to serve as the hub of a beer distribution network covering most of Greater Birmingham and the large area of the West Midlands.

The largest expansion at the old All Saints Aston site for more than 100 years, it will give Ansell's, a subsidiary of Allied Breweries, stronger resources to service its expanding trade.

Building of the centre should be completed by late summer or early autumn of 1974 and will comprise some 80,000 square feet of storage space.

One of the biggest beer warehouses within Allied Breweries' network of 43 distribution centres across Britain, with a capacity of 100,000 pints, will deliver 15,000 barrels of beer in a normal week.

The European market for trucks of this size and price now amounts to over 55,000 units a year and it is still growing more rapidly than that of any other price class. In Europe as a whole, Daimler-Benz and Fiat have captured the lion's share of this market though neither has yet made outstanding progress in Britain.

Leyland, which has now established a good sales network in France, Belgium and the Netherlands, will spend the next year building up parts stocks in early European country. By early 1974, it will be able to offer the first real challenge to the Continental truckmakers in the super-heavy truck class.

Mr. A. Dobson and Mr. B. Wallace have resigned as directors of BURNHOLME AND FORDER.

Mr. H. P. Hartley and Mr. J. C. Bright have been appointed to the Board of OREX GROUP.

Miss Jessica Cloudeley has been appointed director of information to the ASSOCIATION OF CERTIFIED ACCOUNTANTS.

Mr. Geoffrey Muscroft has been appointed managing director and Mr. Reginald J. Walker deputy managing director of OTTO DURR GREAT BRITAIN.

Mr. E. D. Hall, secretary of GUILDWAY, has been appointed a director of the company.

Dr. W. J. R. Vane joins The Wellcome Foundation as director of experimental pharmacology, University of London, at the Royal College of Surgeons of England since 1966.

Mr. Sidney H. Stock has been

Tighter control urged on Defence contracts with private industry

BY MICHAEL DONNE, DEFENCE CORRESPONDENT

MUCH TIGHTER control by the Ministry of Defence in its contractual procedures with private industry is urged by the Committee of Public Accounts, in order to keep the rising costs of defence projects within reasonable bounds.

In its eighth report for 1972-73, the committee makes several recommendations, which include: 1—The use of the "prime contractor" system should be approached with circumspection and particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors.

2—Where employed, should be "sharp" and realistic, and a review in depth of such arrangements is urged "to see whether they are producing worthwhile results"; and

3—The Ministry should make greater use of the principle of "liquidated damages" in contracts with industry, so as to provide reasonable, although not necessarily full, compensation for delays producing equipment ordered for the armed forces.

Commenting on the problems of the prime contractor system—where one major company is put in charge of a project, in turn employing sub-contractors—the committee refers to the soaring cost of certain guided weapons systems undertaken by British Aircraft Corporation.

It points out that the estimated development cost of a radar tracker for use with the Rapier guided weapon system rose from £9.5m. in 1968 to £30m. in November, 1972.

Apart from inflation the increases were due mainly to under-estimation of the difficulty of resolving certain technical aspects, and to changed location of trials.

Some £300,000 of the increase was due to the fact that the contractor's achievement was being less than planned during 1970.

On the design and development of the Seawolf missile, estimated costs rose from £17m. in 1968 to £27m. in February, 1973.

"While inflation has been the biggest single cause, delays in producing associated equipment for the Navy Department have led to postponement of trials and contributed to the increase."

"During 1971, difficulties were experienced in the development of a sub-contractor, and the Ministry intervened to assist the prime contractor and sub-contractor to reach a solution satisfactory to all parties," says the committee.

A disagreement arose between those two companies over losses which Elliotts were making on the deal. Also, delays, which the

Ministry thought were mainly attributable to Elliotts, were expected to add some £15m. to training costs.

After taking legal advice, the then Ministry of Technology concluded it would have difficulty in formulating a valid claim for damages. To avoid further delay, the Ministry decided to continue.

"We realise that the use of prime contractor arrangements is relatively new in the missiles and electronics field and that the Ministry see advantages in it, but on the evidence we have heard, we consider that its use should be approached with circumspection, and that particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors."

It further comments that the use of prime contractor arrangements "do not appear either to have reduced cost escalation, which is so often a feature of development contracts, or to have prevented the occurrence of sub-contractorship problems in which the Ministry have had to intervene."

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"The committee also suggests that the Ministry of Defence and the Treasury might re-examine the problem of providing incentives for timely deliveries of equipment for the services."

In particular, it urges that the two departments should see "whether there might be a wider use of liquidated damages clauses in contracts to provide reasonable, although not necessarily full, compensation for delays."

In a further comment on delays in pricing cost-plus contracts, the committee states that during 1972-73, the Ministry of Defence had placed 1,700 cost-plus contracts to a value of about £200m., and that contracts over £100m. had a total value of £35m.

In recent years, the Ministry had taken steps, with the co-operation of contractors, to try to eliminate delays in pricing these contracts, and since 1967 had required contractors to furnish certified statements of costs.

The Ministry proposed to make it a condition of all major cost-plus contracts that interim cost statements should be produced by agreed dates which were written into the contracts and they aimed to fix agreed dates for final settlement.

At the conclusion of a contract, the onus would be on a contractor to produce a final settlement statement.

The Public Accounts Committee "was concerned to learn that when the 1965 and 1966 traffic estimates were prepared, the Department decided tolls should be levied at basic rates of 15p for private cars and 50p for lorries but it was estimated that at even at these levels, the bridge debt including interest would rise during the 20-year toll period from £7.1m. to £18.5m.

During the nine-month period the bridge was open to traffic in 1971-72 the volume of traffic was 60 per cent and 52 per cent respectively of the levels forecast in 1970, and the Department estimated that the bridge debt would rise to between £35m. and £40m. by the end of the present toll period.

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It further comments that the use of prime contractor arrangements "do not appear either to have reduced cost escalation, which is so often a feature of development contracts, or to have prevented the occurrence of sub-contractorship problems in which the Ministry have had to intervene."

"We realise that the use of prime contractor arrangements is relatively new in the missiles and electronics field and that the Ministry see advantages in it, but on the evidence we have heard, we consider that its use should be approached with circumspection, and that particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors."

"The committee also suggests that the Ministry of Defence and the Treasury might re-examine the problem of providing incentives for timely deliveries of equipment for the services."

In particular, it urges that the two departments should see "whether there might be a wider use of liquidated damages clauses in contracts to provide reasonable, although not necessarily full, compensation for delays."

In a further comment on delays in pricing cost-plus contracts, the committee states that during 1972-73, the Ministry of Defence had placed 1,700 cost-plus contracts to a value of about £200m., and that contracts over £100m. had a total value of £35m.

In recent years, the Ministry had taken steps, with the co-operation of contractors, to try to eliminate delays in pricing these contracts, and since 1967 had required contractors to furnish certified statements of costs.

The Ministry proposed to make it a condition of all major cost-plus contracts that interim cost statements should be produced by agreed dates which were written into the contracts and they aimed to fix agreed dates for final settlement.

At the conclusion of a contract, the onus would be on a contractor to produce a final settlement statement.

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BUILDING SOCIETIES

FINANCIAL TIMES SURVEY

Surrounded on all sides by extra pressures

By SANDY McLACHLAN

To-day, and not for the first time in recent months, crisis talks are being held between Government ministers and building society leaders. The meeting is at the request of the Building Societies Association whose members want to discuss the worsening mortgage situation with the Government in the advance of the meeting of the Association council on September 14.

The Association has already recommended a 10 per cent mortgage rate, and is worried that rates may have to go higher still if the Government takes no action. As well as discouraging new borrowers, the rapid increase in interest costs is reaching the stage where existing borrowers may have difficulty in meeting their monthly repayments.

The mutual nature of building societies has always left them open to criticism. At any one time, depending on one's viewpoint, they can be criticised for paying too much attention to the interests of their depositors at the expense of their borrowers or vice versa. This is something which building society managers had come to accept more or less philosophically, and they reacted by moving cautiously when they had to

move at all in terms of changing the structure of interest rates. In today's investment climate, however, this is almost a subsidiary consideration when compared with the other pressures which have been placed on the movement. The success of building societies in attracting and lending funds has brought them to the fore in terms of sheer financial muscle. This in turn has put the spotlight on their importance in regulating the housing market, since the availability of building society funds can significantly affect house prices and through that house-building in the private sector.

As if that were not enough, the cost of housing has become a highly political issue in the light of the Government's anti-inflationary policies, while at the same time the competitive pressures on the building society movement in terms of obtaining funds have been substantially increased by other Government policies designed to control the money supply and promote competition in lending.

Unhappy chiefs

All these factors have combined to leave building society chiefs unhappy about the role they can play or can be expected

to play in fulfilling their traditional role of financing owner-occupation. In some respects at least they have become as much a political football as people engaged in other price-sensitive occupations such as the baking of bread.

The recent problems of the building society movement stem back to the new competition in lending policy announced by the Bank of England in 1971. The basic theory here was that the financial institutions should be allowed to compete freely among themselves in terms of attracting and lending money, thus removing the quantitative controls on the lending of, for example, the clearing banks which had previously prevailed.

The original Green Paper setting out this new system of control—which was to operate through official manipulation of the interest rate structure—specifically said that it might be necessary to make special provisions for the protection of building societies, which had been exempt from previous controls, in view of the social importance accorded to increasing home ownership. At the time this seemed an unlikely eventuality: bank deposit account rates were low and building society interest rates

were highly competitive. Since then no more has been heard of this suggestion, but now the situation has changed to the extent that building society rates must reach levels which until recently at least were politically unacceptable, simply to keep a slight edge over the clearing banks operating from an 11 per cent, base rate.

The next blow to the building societies was the reorganisation of the personal taxation structure which reduced the standard rate of income tax from 38.75 per cent to 30 per cent. Since building society interest is paid to investors net of tax this reduced the attractiveness of the grossed-up equivalent as compared to other forms of savings where interest was paid before deduction of tax. The effect of this was cushioned to some extent by the fact that the tax rate paid by the building societies themselves also fell, which allowed them to increase the net rate offered to investors without changing the mortgage rate. This, however, did not

entirely fill the gap and the general level of interest rates was anyway rising.

At the beginning of April this year, therefore, the building societies were faced with a difficult decision. They had already absorbed the effects of the changes in the taxation structure by cutting the margin between their lending and borrowing rates, but still the net inflow of funds was falling. Commercial considerations dictated an increase in the investors rate from 6.5 per cent to 6.75 per cent—but this implied a 10 per cent mortgage rate.

The Government was horrified at the prospect. It had only recently announced its Phase 2 proposals and an almost immediate increase in the mortgage rate to double figures seemed as likely as anything else to effectively torpedo their potential success. The patchwork solution was a three-month subsidy costing up to £18m., which would allow the investors

Continued on next page

Willy-nilly in the interest race

By MICHAEL CASSELL

As every building society repeatedly points out, it has to attract money to survive—a fact which has not escaped the attention of the Government. The emotional debate now raging around the movement's rates is the major task, for unless societies get money coming in over the counters—and manage to hold on to as much of it as possible—none of them can successfully carry out its role as the provider of finance for house purchase.

Hence the movement's necessary pre-occupation at the present time with developments in the interest rate market. After many years of holding a traditional, unchallenged lead over most savings media, the building societies now find themselves struggling to keep their heads in front, involuntary participants in a race which is not yet over.

Banks have not in the past been regarded by many within the building society movement as serious competitors for deposits but that has changed now. Their action in raising interest rates to record levels—sparked off by the Government's desire to curb inflation and protect the pound—has already forced societies into taking immediate action to protect their competitive standing. Such is the concern within the movement that societies may well approach the Government to impress upon it that the rate spiral will have to be curbed unless it is prepared to stand by and see the spread of home ownership held back.

Restrictive rate

If societies are forced to stay head of the banks to attract funds from an increasingly sophisticated market, the mortgage rate will continue to become increasingly restrictive and many potential house buyers will be denied the goal of buying their own house—something which Government and building societies like have urged them to strive for.

Mr. Leonard Boyle, chairman of the Building Societies' Association, has already given a timely reminder that the Green Paper on competition and credit control reserved the Government's right to intervene when the banks' interest rates reached a level where building societies and National Savings could be affected. While the latest situation is not being brought about by a "new freedom," the societies are nevertheless threatened by the activities of the banks and feel justified in asking for help.

How much success anyone will have in the face of a public declaration from the Bank of England that interest

rates can be expected to remain at record levels until inflation is under control, remains to be seen.

While societies are trying to derive some comfort from the fact that the latest crisis may only be relatively temporary, they are having to face the prospect of operating against a background of higher and more volatile interest rates. Serious doubts as to whether or not the traditional system of rate adjustment is any longer suitable are now being voiced.

From the societies' point of view, they are frustrated by a longstanding obligation to provide a minimum of one month's notice—in some cases three months—of any changes in rates for depositors, while the investors' return can be changed overnight.

When rates are rising, societies can find themselves digging deep into reserves during the period before the mortgage rate aligns itself with the rate paid to depositors. Such changes can literally cost millions of pounds in the case of large societies and, quite naturally, such regular rate movements give rise to concern. The smaller societies with limited reserves can find the situation even more embarrassing.

Societies now seem anxious to explore the possibilities of mortgage repayments being adjusted only once a year. Rate changes in any 12-month period would be then accounted for and a new repayment figure accordingly fixed for the ensuing year.

If, however, societies are anxious to preserve the right of the borrower to be told of changes in advance—a somewhat doubtful advantage—they may well have to establish a procedure which allows for regular movement of the depositors' rate without corresponding adjustments to the level of interest payable on mortgage being necessary.

Before the decision to fix the mortgage rate at 10 per cent was hurriedly taken earlier this month, there was a suggestion that it should be pitched at a higher level than was actually made necessary by the investors' rate. This would give societies more room for adjusting the deposit rate without corresponding changes being necessary on the other side of the equation. Under such a scheme, however, borrowers could face high building society lending rates at a time when they are falling elsewhere, in order to enable the fluctuations to be ironed out.

It is clear that the building societies' gearing to a slow-moving interest market has

become outdated, even though events might not always prove as critical and as volatile as at present. Some rethinking in this direction is now needed and will certainly come about as a result of recent events.

Another major talking point in the past few months has been the possibility of devising a scheme to help even out the level of funds which societies have available for house purchase. The idea, given widespread publicity after a public airing by Mr. Anthony Crosland, Labour spokesman on the environment, attracted considerable popular support and was brought into talks held between the Government and the societies to discuss the future prospects for curing the long-term problems of ensuring an adequate flow of funds.

Levelling out

The scheme, at its simplest, would allow societies to put "buffer" funds on one side for use when finance was scarce, so levelling out supply and hopefully acting as a stabilising influence on property prices.

Closer consideration, however, appears to have convinced many people that any such idea is basically impractical, even if apparently attractive. The Government, for one, seems convinced that it would not work.

The first point made by societies is that for a number of years the demand for mortgages has been such that there are few opportunities for setting up a scheme which could only be created at a time of excess funds. A major point to be settled in any scheme would involve the determination of the proper level of lending in any one year, and hence the point at which funds were put on one side. In any case, building societies are quick to point out that their liquid funds already represent a stabilisation fund and are used to help meet high demand.

The movement reacts strongly and quickly to any suggestion which could open the door for large-scale Government intervention in the conduct of its affairs. Societies were unhappy about the Government's decision earlier this year to step in and provide them with a £15m. bridging grant and remain determined to see that, while a closer working relationship with Government might prove useful, they are left to run their own business.

Provided they adapt their ideas to match the environment in which they now operate, and are seen to do so with effective results, the chances of outside intervention should be substantially reduced.

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The soaring cost of mortgages

By PETER RIDDELL, Property Correspondent

Mortgage rates are now at a level which would have seemed highly improbable to most building society leaders last year and inconceivable to anyone a couple of years ago. After all in August and September 1972 the building society movement was debating whether to lift the mortgage rate from 8 per cent. back up to the then record level of 8.5 per cent.

The subsequent movement up to the current Building Societies Association recommended rate of 10 per cent—and possibly even higher before long—has occurred because of the steady rise in general interest rates during the year.

This in itself reflects both the current high rate of inflation and the implementation of the official Competition and Credit Control policy. The latter has brought in a new framework where interest rates fluctuate much more freely—and therefore in current conditions, rise to much higher levels than would have seemed possible before. This trend of increasing interest rates has been reinforced by the high rates overseas and by the Government's attempts to fund the massive public sector borrowing requirement.

In any event, the rise in interest rates reflected in the increase in the clearing banks' base rate to 11 per cent. has put growing pressure on the building societies to adjust their own investment and mortgage rates. But because of the very volatility of general interest rates both the investment and the mortgage rate have had to be adjusted much more frequently than in the past. While in the whole of the 1960s there were only seven changes in the mortgage rate recommended by the Building Societies Association, within the last two years there have been four changes,

including two in the last five months, with another change highly likely, if not probable, before the end of the autumn.

Although this has created considerable inconvenience and annoyance to borrowers the main difficulty has been created by the fact that the direction of most of the changes has been upwards. Moreover the experience of the last year has been that each increase in the investment rate has—after a good net inflow for a couple of months—proved insufficient in face of a further rise in interest rates. The societies have, however, been fortunate in the sense that it was possible to increase the investment rate earlier this year without adjusting the mortgage rate because of the changes in the personal tax system.

Short-lived hopes

But this was a once-and-for-all boon, as was seen in the spring when a further rise in interest rates forced the societies to consider a 10 per cent. mortgage rate. The crisis which this provoked underlines the extreme political sensitivity of the mortgage rate since in its eagerness to avoid a 10 per cent. rate the Government produced its £15m. special three month grant which held the rate down to 9.5 per cent.—still one point over the previous record level.

However, the Government's hopes that interest rates would fall proved short-lived. Despite a temporary optimistic period in July the pressures mounted again and amid the expected outcry the Building Societies Association recommended rate rose to 10 per cent. a few weeks ago. And there is a substantial body of opinion within the movement which argues that the rate will have to be increased further since the current investment rate may not be high enough

given current record bank deposit rates.

While even 10 per cent. seems an astonishing figure to those accustomed to the conditions of the 1950's and the early 1960's what effect does it actually have on borrowers? There is no simple answer to the question which is part of the reason why the building societies are in such a difficult position at present.

Existing borrowers, who bought in the 1950's or early to mid 1960's, are, in fact, not too badly affected. Although the rate has risen from 6.75 per cent. since 1965 and this has obviously increased the amount of monthly repayments the real cost of borrowing has dropped since prices as a whole have risen faster than the increase in interest rates.

Even if this is a somewhat esoteric argument existing borrowers also benefit from the fact that in the later years of paying off a mortgage the interest proportion, which fluctuates according to the mortgage rate, is much lower than in the early years, while the bulk consists of capital repayments which are fixed. On the other hand, the interest element attracts tax relief while the capital section does not.

At the same time it is much easier for someone who has paid off—say, 10 to 15 years of a mortgage—to extend the term and maintain gross monthly repayments at the same level. But such extensions become greater as interest rates rise—and in many cases borrowers would be wiser to pay slightly more per month rather than extend the life of the mortgage by several years. The proportion of income an existing borrower is paying out is often low by comparison with what a new or recent borrower pays in view of

the impact of inflation on both incomes and house prices. However, extending the term has appeared attractive to people whose mortgages have only a very few years to run, especially as the net payment per month may actually fall—even though the gross payment is unchanged. This is because of the increased tax relief due on the larger interest element involved.

Untaxed gains

But the principal reason why the recent increase in the mortgage rate is not so damaging for existing borrowers is that the same inflationary forces which have helped raise interest rates have also provided them with large untaxed capital gains on their houses. Although this is to some extent only a paper profit it does provide a substantial source of capital which can eventually be realised.

These same factors make the position much more difficult for recent or potential house buyers. One result of the increase in the mortgage rate is that interest now accounts for some 91 per cent. of the monthly repayments in the first years of a 25-year mortgage. The recent change from 9.5 per cent. to 10 per cent. in the recommended rate has increased gross monthly repayments for a person with this type of mortgage from £8.83 per £1,000 to £9.19 per £1,000.

Until now the increase in the mortgage rate has probably not had much effect on demand as there has not been any noticeable slackening in the number of potential house buyers. A far more important factor has always been the level of house prices and the rapid inflation of the last couple of years has prevented far more people from buying the house they

want than has the increase in the mortgage rate.

The situation may be changing now since, as Roy Cox of the Alliance Building Society recently argued another rise in the mortgage rate could lead to many new borrowers being priced out of the market. On this view the upper limit has almost been reached using traditional methods of interest rate adjustment. An illustration of this is the fact that as the rate increases the proportion of income new borrowers must pay out each month also rises very sharply.

Assuming an 11 per cent. mortgage rate, for example, the normal building society calculations based on the ratio of monthly repayments of capital and interest to a week's wages would allow people to borrow only twice gross income compared with three times at the moment.

The other complicating factor of increasing interest rates is the difficulty of extending the term. Following the increases in the rate last autumn and earlier this year many recent or new borrowers are approaching, or have reached, the point where they cannot extend the life of their mortgage any further without prolonging the loan to infinity.

This arises because the monthly repayments will not be sufficient to service the debt let alone repay any of the capital. Thus at 10 per cent. anyone paying less than £8.33 a month per £1,000 will not be repaying off any capital but merely adding to his debt. And the building societies will not allow many people to extend the term of their mortgages following the latest rise for this reason.

The controversy which this situation has aroused is very far from being resolved as the pressures for a further increase

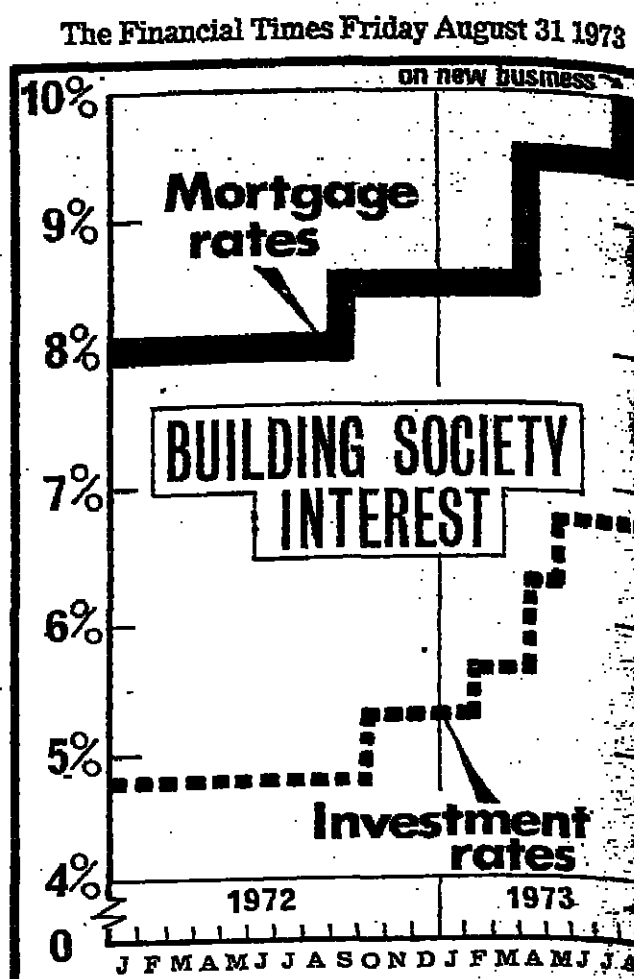
continue to mount. But whatever the initiative, if any, the Government produces on this topic it is clear the building societies will have to alter some of their traditional thinking about the mortgage rate structure.

The first priority is simply to make the mortgage rate less of a political symbol and to produce a situation where frequent alterations are accepted as normal without all the technical complexities now involved. One possible approach is that mortgage repayments should be altered only once a year so that at the end of the year all the adjustments of the previous 12 months could be added up and a new repayment figure would be agreed affecting the following 12 months.

Another approach

If this proved impossible another approach might be not to alter the mortgage rate as frequently as at present but instead maintain it at a high enough level, above the comparable current rate, to allow the investment rate to be altered more frequently in response to general interest rate conditions. This would remove some of the direct connection between the two rates and would probably mean that mortgage rates would not fall as far as in the past when general interest rates drop.

Another even more radical suggestion which has been made by Roy Cox is that building society interest should be indexed. This would be along similar lines to those the Page Committee suggested for a new voluntary savings movement. The basis of Mr. Cox's scheme is that investors would receive a fixed rate of interest while capital would be increased in line with the rate of inflation in some way, partly depending on how high a rate of interest was proposed. Under this plan the borrower would pay fixed rate of interest, related to that paid by the investor, plus an annual increase in the capital sum owed also related to the rate of inflation. This would basically mean that the amount repaid would increase in line with the general rate of inflation, and should thus bear some relation



CONTINUED FROM PREVIOUS PAGE

By extra pressures

rate to stand at the competitive level of 6.75 per cent. while keeping the mortgage rate at the politically acceptable level of 9½ per cent.

The real hard bargaining came in July, with a meeting of the Building Societies Association Council scheduled for Friday the 13th, and the subsidy due to come off at the end of the month. At this stage considerable pressure was brought to bear on the building societies to trim the investment rate to a level which would allow the mortgage rate to remain unchanged at 9.5 per cent.

Partly because the inflow of funds in April and May had been at record levels, partly because there was some indication of a downward movement in interest rates, and partly as a result of the political pressure, the BSA council did in fact agree to hold the mortgage rate, and recommended a reduction in the investment rate to 6.4 per cent. net.

Events since that date have made a bit of a mockery of the issues which caused such heart-searching at the time. In a matter of a few weeks international considerations became paramount as far as interest rates were concerned with the weakness in sterling on the troubled foreign exchange markets. The Bank of England minimum lending rate shot up to an unprecedented 11½ per cent. and shortly afterwards the clearing banks were forced to move their interest rate structure to keep in line.

Balance shifted

The balance of political necessity had shifted, and the building societies were left to sort themselves out. An emergency meeting of the BSA council was called for this month (when normally no meeting is held) and the decision to cut the rate to investors was rescinded. The council recommendation was that the mortgage rate should indeed go up from 9½ per cent. to 10 per cent. and most of those of the major societies which have held back from following this recommendation have done so not because they think it is too hasty, but because they feel that the half per cent. increase may turn out to be insufficient. Only this week the chairman of the Leek and Westbourne, Sir Hubert Newton, has warned of the possibility of a mortgage rate of up to 14 per cent.

This chronicle of events serves to highlight the ambiguity of the situation in which the building society movement finds itself. Lacking the clear-cut discipline of a profit motive, building society leaders have always tempered the commercial aspects of their business with a consideration for the social aspects of fostering home ownership. They have always been encouraged to do so by governments, but recently social considerations have become inextricably intertwined with political expediency.

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to the increases in an individual's annual income. This scheme is similar to the low mortgage which can be introduced on principle that repayments should increase steadily, or less in line with the increase in an individual's income over his lifetime. These schemes work in the first few—normally 10 years of a mortgage—when the borrower pays only interest starts paying back capital steadily increasing repayments after this period. Several of these plans have been introduced recently by building societies and authorities, and they have been very popular.

Some of the leading ones are sceptical about schemes though. They think that there is a danger of stretching young people's commitments in this way. But movement has never made clear its intention devote far more time resources to help young time buyers, both by this plan, by taking into account more of a husband's income by certain variants on the per cent. mortgage idea. The topic is high on the list of subjects being discussed by movement and the Government and various other schemes low-start mortgages are to appear over the next year in order to cope with the problem of new borrowers hit by continuing rise in the mortgage rate.

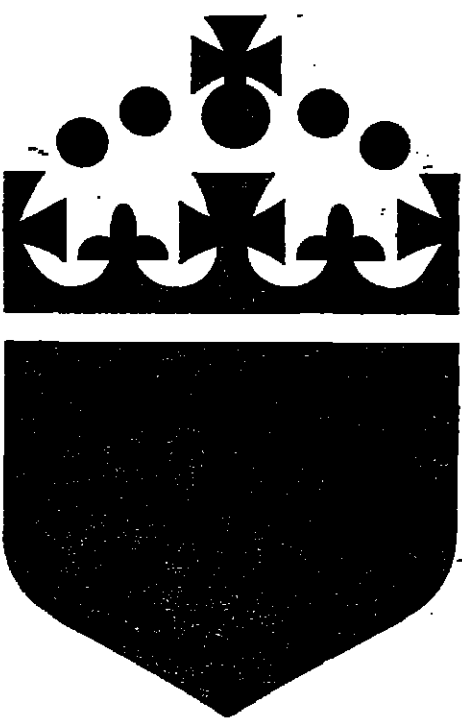
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BUILDING SOCIETIES III

Putting two together
is a long business

By KENNETH GOODING

Merging two building societies is a complicated process which takes a very long time. There are so many obstacles to overcome that the pressures for a merger must be particularly strong before any society will consider such a move. To start with, a merger needs the approval of a two-thirds majority of shareholders and the administration involved in getting this is almost enough to make sure that the major societies do not amalgamate—even if the Chief Registrar of Friendly Societies would allow them to think about it in the first place.

There are other problems with mergers involving more emotional things like clashes of personalities among directors, the question of compensation for retiring directors, loss of a local name and all manner of things which can be wrapped up under the general headings of "pride and prestige."

But in spite of all this there is a steady—even remorseless—stream of mergers among building societies. Since 1900 the number of societies has fallen from around 2,000 to about 465 and in the past ten years, when the process speeded up, their numbers dropped by a third. The result is that the ten largest societies account for more than 65 per cent of total assets of all the societies, the next 21 societies account for another 20 per cent of total assets leaving nearly 300 societies with assets ranging from £500,000 to £50m.

Asset growth

It is not so long ago that the description "a small building society" fitted only those with assets of less than £5m, but with the asset growth of all the societies running at between 15 and 20 per cent a year, the "small" society is now one with assets of under £50m.

Once upon a time these societies enjoyed local loyalty and earned it through good personal service. This changed as population movement became more common. Even if people

moved only a few miles from the traditional family home, they would leave behind the branches of their old "local" society.

Personal service can still be offered but then the major societies at branch level also pay particular attention to this—competition from other societies means you must take care of the customer. The majors also have their impact on the "local" society by widespread and effective promotion and publicity and by "retail" networks which see the branches of the big societies opening up in most major population centres.

For protection

No wonder then that "local" societies are beginning to get together for protection, especially in those areas where two such societies have been competing among themselves as well as with the encroaching giants.

In the past year there have been two examples of this type of merger. Two Wolverhampton societies—the Wolverhampton Freeholders Permanent Building Society and the Wolverhampton and District Building Society—announced in February they intend to join forces at the end of the year becoming the Wolverhampton Building Society. The new society will have 14 branches and 50,000 members, combined assets of around £50m, and become the 35th largest society in the country.

At the time the merger was announced a spokesman maintained: "A major consideration in the decision to recommend a union was branch development. At the present time there has been no overlapping of branch offices but the policy of both Boards to expand the activities of their societies by means of branch development would have led inevitably to duplication. By joining resources the united society can best serve the needs of its present members and also be

in an admirable position to expand in the most economical manner."

Then in May the Somersetshire Building Society merged with Bristol and West. Somersetshire had almost 1,100 investors and borrowers and its office in Glastonbury became a local office of Bristol and West—which already had 60 branches. The same kind of thing happened a month earlier when Northern Rock took over the Royal Arcade Building Society of Newcastle-upon-Tyne, which had 1,000 members and a Newcastle office which became a branch of Northern Rock. The latter society already had more than 50 branches.

Operational costs for a larger society can be much more competitive with the use of sophisticated accounting and office technique and once a society can build its assets up to around the £20m level it can join others in an aggressive branch development policy.

The same kind of pressures are being felt by the medium-sized societies and account for the decision by Eastern Counties Building Society to set in motion plans to join forces with Leek and Westbourne—the biggest building society merger in recent years and one which will produce the seventh-largest society in the U.K. with assets of about £500m. At present Leek and Westbourne is eighth in the league and Eastern Counties 38th. Together the societies will have 150 branches which will carry the name the Leek Westbourne and Eastern Counties Building Society.

Will to expand

Discussing the problems the smaller societies face in avoiding being mopped up in mergers, Mr. Vincent Watford, director and general manager of the Enfield Building Society, has declared: "I am sure it will become increasingly difficult for the smaller society to preserve, let alone corner, a larger part of the potential market unless able to display to the public a

vigorous and dynamic organisation. This means a more aggressive outlook in management, shop windows in good positions where the society can be seen to be thriving, a readiness to accept the challenge of changing conditions and, above all, a desire and will to expand."

He suggested that the smaller societies, if they are not to fall by the wayside or be swallowed up in mergers, will have to be judged by the service they give. Directors of a small society could more readily take into account local conditions and thus vary their policies to meet the circumstances. This allows greater flexibility in management which is advantageous to both investors and borrowers.

Local knowledge

"The more rigid approach to mortgage problems adopted by some of the larger societies can alienate sections of the public and possibly even their own members. The smaller society with its local knowledge and connections can do much to help the would-be borrower, certainly in times of mortgage famine."

"This is particularly true of the financing of home improvements as there is a vast difference between the rates charged by building societies and those charged by finance houses specialising in this type of business," he added.

When decimatisation came to the U.K. it allowed a greater variation in the rates offered for standard investments and many societies within the "small" category pay above the rate recommended by the Building Societies Association. This has meant that they get a steady flow of funds. They can hand out higher interest rates because in many cases the small society, because of its compactness, has lower operating costs.

It is really anybody's guess about just how many of the small and medium-sized societies will continue into the 1980s. But it is certain that the merger process will continue on its slow and gradual course.



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Competition for savings
becomes a major issue

By MICHAEL BLANDEN

Competition for savings funds between the building societies and other outlets has been a major financial and political issue this year. The savings market is a considerable one: a divided one; it is arguable that competition for money from the big banks, for example, is likely to have only a relatively minor impact on the flow of resources into the movement from small savers. Nevertheless, the societies have demonstrated that they feel vulnerable when interest rates in other sectors of the market rise to levels competitive with the terms they are able to offer to their depositors. Their concern must be greater if the competition is coming from the much more directly comparable outlets of National Savings.

The better terms on National Savings introduced in the Budget were certainly one of the important reasons for the problems which the building societies faced earlier in the year. If the recommendations of the Page Committee report on National Savings were carried through, it would be natural to expect that the considerably increased competition which would result would have a substantial impact on the building societies.

Total outstripped

The Page report itself pointed out that the building societies, dominant in the area of short-term saving, were directly in competition with National Savings. Both the borrowing and lending functions of building societies, the Report commented, "affect the amount of money available for National Savings." It is a competition, moreover, which the building societies have been winning: their growth rate has been greater and, in fairly recent years, the total funds of the building societies have outstripped the whole of National Savings.

The Page recommendations, however, included a number of important moves to improve the future, which the various

National Savings outlets would offer and their competitiveness with other outlets. One directly affecting the building societies would be the suggested withdrawal of the Save as you Earn scheme—though it is unlikely that the societies would be seriously damaged by removal of a relatively minor source of funds.

Much more important is the prospect of higher returns being offered by various forms of National Savings. The suggested development of an index-linked bond, the simplification and improvement of the National Savings Treasury securities (with the proposed offer of a single attractive new bond) and the various proposals for improving the functioning of the National Savings Bank should all represent increased competition for savings funds.

Perhaps most important would be the radical changes envisaged for the Trustee Savings Banks. The Page recommendations suggested that they should be freed from their traditional connections with Government and allowed to develop as a separate "people's bank" catering mainly for personal accounts. The concept of developing as a "third force" in personal banking, moreover, has already attained a perhaps surprising acceptance among the normally cautious Trustee Savings Banks.

In its examination of the building society movement, however, the Page Committee came to the general conclusion that in fact its proposals for the reform of National Savings should not have a substantial impact on the building societies. Recognising the profound effect which the growth of building societies had had on National Savings, the Committee never- theless went on to say "we believe that nothing we have recommended for the trustee savings banks should embarrass the building societies in any way."

Indeed, the Committee argued, "We think that the

existence of a competitive and vigorous savings bank organisation, not inhibited from attracting deposits and investing them in any sensible way it thinks fit, including lending on mortgage, should benefit the building societies and the saver and borrower in the long run."

Formidable array

Part of the background to this view was provided by the "fairly formidable array of advantages over National Savings" held by the building societies. Most important, the Committee argued, was the unique tax arrangement applied to the societies. This meant that the saver did not have to pay tax on the interest received (unless he was in the higher tax ranges). The total cost to the building societies of paying interest and tax is lower than it would be if they paid interest gross to the saver, because of the composite rate. And lending rates "are lower than they would be if the building society had to pay interest gross on borrowed money."

On top of this, the Committee pointed out, the depositor can withdraw his money at very short notice from the building society, in contrast with many National Savings outlets. The interest is credited half yearly, but calculated daily—in contrast to the savings banks which calculate monthly and credit annually, which could make "a substantial difference to a man who may want his money in a hurry."

There is also, the Committee argued, the rather less tangible but important attraction that depositors with the building societies are likely to be favoured when they come to seek a mortgage. And though the building societies are not guaranteed by the Government, the Committee found that the risk of any failure was small and indeed that they registered with savers as more secure institutions than the savings banks themselves.

"The substantial growth of

building society deposits over the last ten years," the Committee commented, "has put National Savings in the shade. If building societies continued to develop at this pace they would, in a relatively short time, make the services provided through National Savings insignificant by comparison."

This led Page on to consider whether indeed the societies might not indeed take over completely the present role of National Savings and develop as full savings-bank type institutions. The Committee found, however, little inclination among the building societies to broaden the scope of their activities in any radical way, and no wish to replace National Savings.

There was some inclination, Page reported, to widen the range of services and the appeal of the societies (one of the reasons why they had been keen to participate in SAYE). But any extension of this kind, it was felt, could be no more than fringe activities—and personal loans for consumer durables would both conflict with the societies' main purpose in life and run up against official opposition.

Price inflation

The main problem facing the societies, the Committee suggested, was the impact of inflation on house prices and thus on the size of loans. If the building societies were to meet the demand, they would need to borrow yet more money. "This increased demand for funds must create an increasing competition for the investments of the small saver unless: (a) the building societies begin to attract commercial and institutional money—which will probably mean that they will have to pay higher rates; or (b) the Government assists building societies with loans—which it may decide is necessary if the home ownership part of Government policy is not to fail." The words have proved prophetic.

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BUILDING SOCIETIES IV

New investment schemes aim a counter-attack

By KEITH LEWIS



"Leek and who?"

"Leek and Westbourne. One of the biggest building societies around. Experts in looking after peoples' money. They have a variety of investment schemes to suit everyone's needs, all yielding a first-class rate of interest."

"What sort of schemes?"
"Depends what you want. Their General Investment Account is the one for everyday use, Regular Savings Shares are ideal for

consistent monthly subscriptions and the interest rate is higher. The SAYE rate is higher still - or you may want an investment account with a built-in endowment assurance policy."

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The trouble with the investment basis. Part of each payment is than he started with. Any rate which then gives the policy- some fairly attractive ad- ment world nowadays is that no regarded as a "return of above 8 per cent. naturally holder for those who are prepa- one seems to stick to the rules capital" and as such is tax-free, places the certainty of growth bracket) a return of 8.17 per commit capital for a set any more. By that I mean that while the actual income or complete return of capital in cent. to 7.55 per cent, net of Provincial has High Shares, for example, who it is no longer possible to sketch element in the return attracts a some jeopardy.

out the boundary lines between tax liability only if the holder is in a higher tax bracket than Management and Unitholder ways attract 1 per cent. than on Paid-up shares, C the institutions with any cer- is in a higher tax bracket than Management and Unitholder committed for two years, c tainty. For example, one sees standard rate—otherwise all tax- on performances to date, some rates income of 7 per cen or 10 per cent. gross. No Finance houses going in for is deducted at source. There capital appreciation could be after the first year there is no Rock Building Society pe same for two years and e going in for life assurance and, end of the term. expected, while at 8 per cent. this to 7 per cent. net per cent. gross) for a year term.

In one case, even merchant The problem, as has banks starting to compete with frequently been pointed out, is that one has to commit money for a fixed term in order to get the benefits. Surrender of the bond in the early years would often result in an overall loss. And quite often the smaller investor is ruled out by the fact that minimum investment sums range between £500 and £1,000.

An area of growing import- ance is "withdrawal plans." Linked to either equities, property or a mixture of these plus fixed interest, the investor has the choice of income rate—though most groups offering such schemes reckon that the most sensible level is 6 per cent. (which is free of income tax and capital gains tax). The idea is that an income of around this level can be drawn off while growth in the underlying assets should ensure that the investor still ends up with more

No longer captive

Nowhere has the competition been fiercer than in the field of fixed interest. While many are still apprehensive when it comes to equities or property, there are plenty of people who still think in terms of "income" and a safe, static rate of return. The banks and building societies no longer have a captive market in this area, a great many new investment products having come on to the scene with higher rates of return.

The biggest threat has been mounted by the life assurance companies which have been parcelling up annuities and life assurance and marketing the end result as guaranteed high income bonds. It is estimated that in 1972, the first real year during which their popularity was established, income bonds took in a total of £150m.

Basically, an income bond consists of a deferred annuity—which provides the return of capital at the end of the term—and an immediate annuity, which provides the income. The third layer is life assurance which merely provides the appropriate benefits in the event of death.

The rates of return are extremely attractive; depending on the age of the annuitant, it is possible to secure a net income of around 8 per cent. Furthermore, the income is payable on a more favourable tax

As cycles go, that in the housing market is perhaps one of the most gloomily predictable of all. Easy finance comes hand in hand with rocketing prices, while a tightening up of funds is accompanied by a drop in the rate of housebuilding. Either way, the would-be purchaser suffers—and the building societies tend to get the blame.

The pattern has held true for a good many years. Taking the more recent past, 1968 and 1969 saw lending by building societies virtually static at just under £1,600m, while house prices rose slowly—by some 7 to 8 per cent—so that the volume of loans made in real terms fell gradually. As a result, the market for houses was far from buoyant, and the number of dwellings on which private builders started work declined.

In 1970, however, building societies made more than £2,000m, available for borrowers, starting the spiral which remained in being till the earlier part of this year. In 1971, mortgages rose in value by about a third to £2,700m. Last year, an even bigger increase brought the figure to £3,700m, as building society interest rates drew further ahead of those offered elsewhere and the money flowed in only to be lent out again almost as quickly.

The result, of course, is well known, particularly to those who have watched house prices rocket way out of their reach or become involved in auctions and races to complete their purchase before the cost went up still more. Gazumping, even if invented two years ago, emerged as a new word to describe what became a commonplace event.

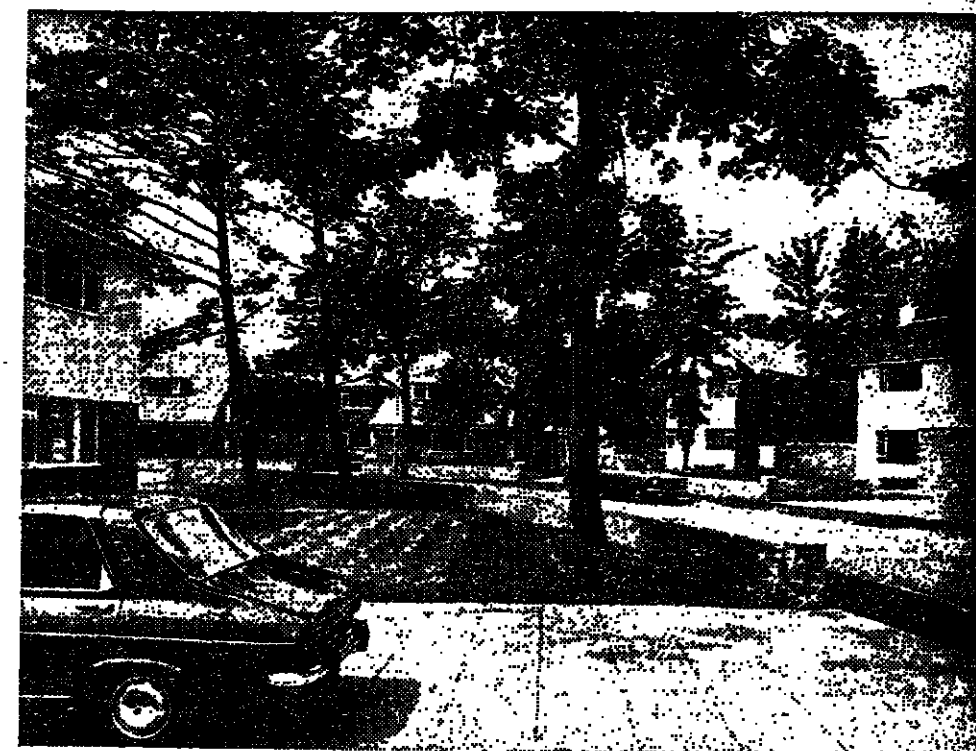
Moved upwards

On average throughout the country, house prices went up by 20 per cent in 1971, and by 40 per cent the following year. In some areas, and for the most sought after types of property, prices more than doubled. Not only were mortgages relatively easily obtainable, but the amounts available to each borrower in relation to his income also moved upwards.

House prices, after a period of relative stability when rise in the number of private incomes and other prices generally were going up more quickly than charges for housing, at first caught up with the other increases of the previous few years and then moved on ahead.

Inevitably, the housing market was stimulated. The number of new houses on which construction was started reached its highest level for four years in 1971, with a monthly average of 17,300—while work on council housing, meeting the needs of about 50 per cent. of families and with, arguably, a still more important role to play as the cost of owner-occupied housing rocketed, dropped for the fifth year in succession. Last year, the number went up again, to reach a monthly average of 19,000.

But the builders, of course, could not keep pace with mortgage demand. For another factor, forcing prices inexorably the situation is very fluid with upwards in times of plentiful a key decision on possible



New housing, in the three to six bedroom range, at Formby, Lancs. Norwest Housing (a member of the Norwest Holst group). Prices ran from £18,000 to £22,000 when the last contract was signed (November 1972).

money is the gap which must exist between the market's changing and the new homes being actually ready for occupation, and purchase. It is not just the physical time involved in the actual building; site purchase has to be completed—indeed, suitable sites have to be found and that is not necessarily an easy task, as is given witness by the recurrent pleas of housebuilders last year for the Government and local authorities to release more land—and planning permission obtained.

The inevitable consequence is that supply conditions seldom if ever match demand for very long. When finance is available, the supply of houses is generally tight. As the increase in buying power stimulates the market, building activity rises. But, by the time the dwellings are begun then are actually completed, the money needed to purchase them is not necessarily available any longer.

Thus 1971 and 1972 saw a rise in the number of private houses completed too. But it was in no way matched the advance in the number of starts with a monthly average of 16,000 dwellings in the first year and 16,400 in the second. Last year's total of just under 200,000 completions remained below the 1968 peak of 220,000. And, though activity in the first half of this year remained at a high level, with an average of 18,500 starts each month in the first three months (when seasonal factors keep the level relatively low) and 20,600 between April and June, it now seems unlikely that that figure will be reached this year or next.

For the pendulum has again swung the other way. Strong competition for investors' money and the general upturn in interest rates have combined to could not keep pace with mortgage demand. For another factor, forcing prices inexorably the situation is very fluid with upwards in times of plentiful a key decision on possible

More adventurous

A more adventurous scheme from B and W is the Everyman Bond which is a tie up with M and G, the second largest unit trust group. There is the same basic ten-year life assurance policy—backed by M and G (Assurance)—with the premiums going into the society or into M and G units.

Property Growth Assurance and Abbey National have forged a similar link, the difference being that Abbey National Property Growth Bonds are a single premium investment and also that the underlying investments are property. The size of this fund, started 3½ years ago, stands at £6.75m, and over this time policyholders have enjoyed an average annual growth rate of 8.7 per cent.

The building societies run eye to great effect.

Predictable interplay in the housing market

By DAVID WALKER

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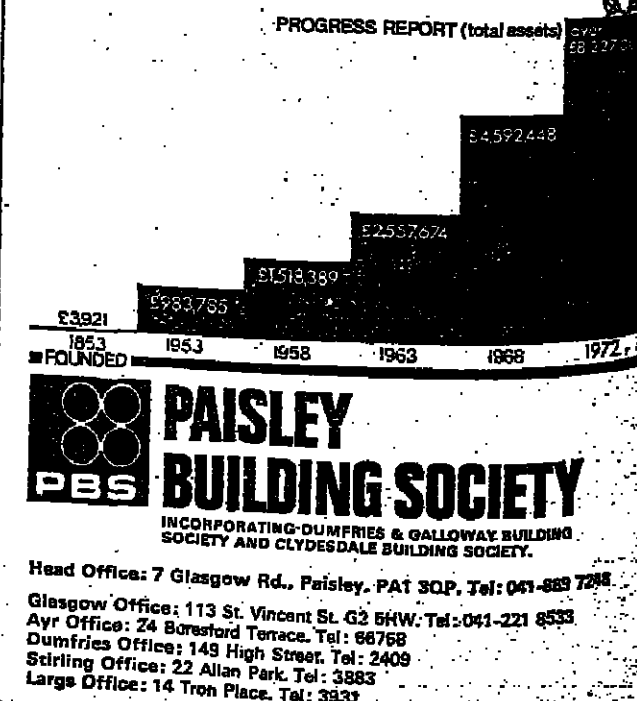
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Longer perspectives behind the current arguments

By SANDY McLACHLAN

The present moment, with, do other than continue, in their building societies experiencing traditional role as the primary source of funds for home ownership, or that this should be the major part of their business. It may well be, however, that even a small proportion of their funds—representing a very large sum of money in most contexts—could be devoted to more direct intervention in the housing market, the health of which is anyway dictated by the availability of mortgage finance.

The most widely canvassed ideas are that building societies should help to speed up the process of urban renewal by providing finance, that they should step up their aid to housing societies—which are a sort of home ownership co-operative—and that more building society money should go direct to the housebuilder to encourage him to build more houses and thus contribute towards releasing the pressure of restricted supply on house prices in times of housing boom.

Housing finance

It is true to say that the spread of owner-occupation, and the rising cost of housing still means that the movement can lend all that is available to its traditional borrowers, but the question being posed both outside and inside the movement is whether this is the most efficient way of dealing with all its funds. There is no radical suggestion that societies should

Given their financial might it is obviously right that building societies should see themselves in a wider role in the housing market than simply that of being a source of funds to one sector. However, their background has always militated in favour of a cautious approach to new projects, and indeed they are working in difficult conditions anyway.

As society managers will always be quick to point out, one of the keystones of the whole concept is the attraction of savings from the investing public. Although the movement has been continually criticised as a poor haven for funds in periods of inflation, the package deal that it offers to savers has been continuously popular. One of the most important aspects of this package is the absolute safety which a building society offers, and the movement would neglect this catchet at its peril.

In real terms the possibility of any substantial society going broke is non-existent, and even on the rare occasions when tiny local societies get into some sort of difficulty there is always a big society standing by to bail out investors. The position would still be exactly the same if a much greater proportion of funds were devoted to new fields of operation, but societies are understandably anxious to be seen to be secure as well as being secure.

A bigger problem is the

highly restrictive law which surrounds building societies and which limits their freedom of action in many respects. The stringent controls on reserves, liquidity and investment policy of building societies were named in the aftermath of the collapse of the State Building Society, and their stringency is somewhat irrelevant in the context of the present day strength of the movement.

Legal constraints

Given that the building societies have been thrown into much more direct competition with other savings media there is a case for re-writing the law to allow them greater flexibility in the way in which they operate their business. A reduction in reserve requirements could release considerable sums of money and thus take some of the pressure off the mortgage rate, and even a simplification of the law could make easier the process of mergers between building societies which the registrar is anxious to encourage.

At the present moment however the main pre-occupation of most societies is that of adapting themselves to existing conditions, and the results of their efforts in this area may well have an effect on the longer term future.

One problem which becomes increasingly difficult to solve as house prices rise and the cost of mortgages goes up is

that of meeting the mortgage requirements of the first-time borrower. He is the key to raising the level of owner-occupation but his needs are more and more difficult to service.

A number of building societies have introduced their own special schemes in an attempt to make life easier for the person buying his own home for the first time. The Alliance was early in the field, and quite recently the Abbey National came up with its plan. At the same time, however, the subject is one which is now being discussed in general terms between the leaders of the building society movement and the Government.

There is a general objection to mortgages which start at a low level of repayment and then accelerate to higher repayment levels in later years. They may be of some help to young couples—particularly professional classes where a rising income trend can be predicted—but because of the extra interest charges involved in the early years when the borrower is repaying less than he would on a normal mortgage the overall cost to the borrower is high.

Nevertheless, priority for the first-time buyer is emerging as a policy with the encouragement of the Government, and the societies have also been under pressure to consider a formal stabilisation fund to even out peaks and troughs in their availability of funds. (The societies themselves still maintain that movements in their liquidity ratios to cope with changing circumstances in fact fulfil this function.)

The common thread running through these various involvements is the level of Government interest in building society policies. Even outside the interest rate debate which has been at the forefront of recent discussions it is clear that at least unofficial Government intervention is here to stay as far as building societies are concerned. This factor may eventually prod them into some new fields while restraining them in others—for example lending on consumer durables.

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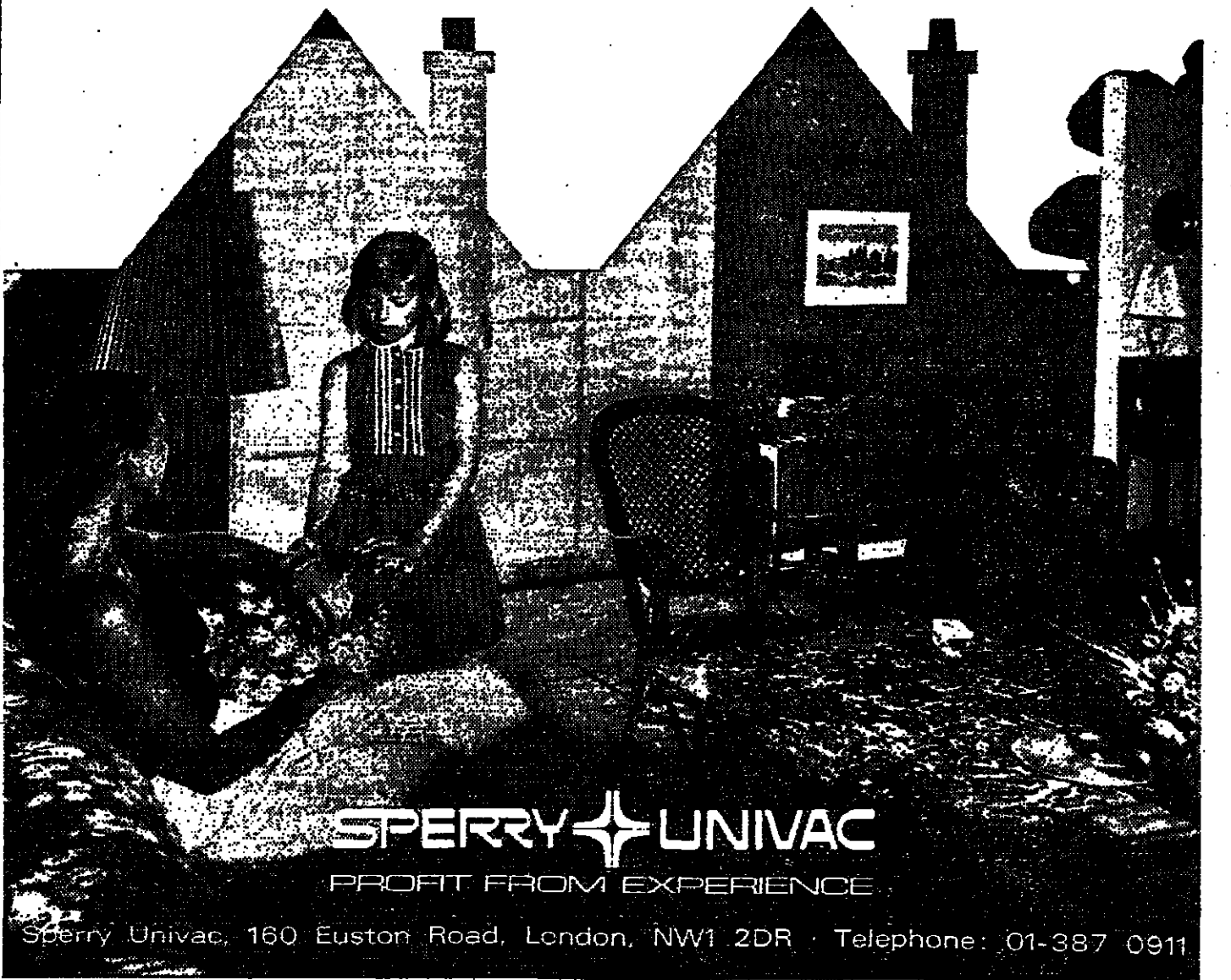
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CONTINUED FROM PREVIOUS PAGE

Housing market

Continued from previous page. The committee's forecast of 210,000 starts this year and again in 1974, which compares with 227,000 in 1972, could, as a result, be over optimistic.

The gleam of hope behind this depressing picture is that house prices are likely to stabilise; indeed, in many areas, they are already, and instances of falls in house values are by no means uncommon.

One of the clearest guides to the state of the market is that set out regularly by the Nationwide Building Society, whose last report suggested that the price of new properties had gone up by 8 per cent. in the first half of 1973, a large enough rise in most terms, admittedly, but heartening after the 25 per cent. advance recorded in the July to December period of 1972 and the increase of nearly 17 per cent. in the first half of that year.

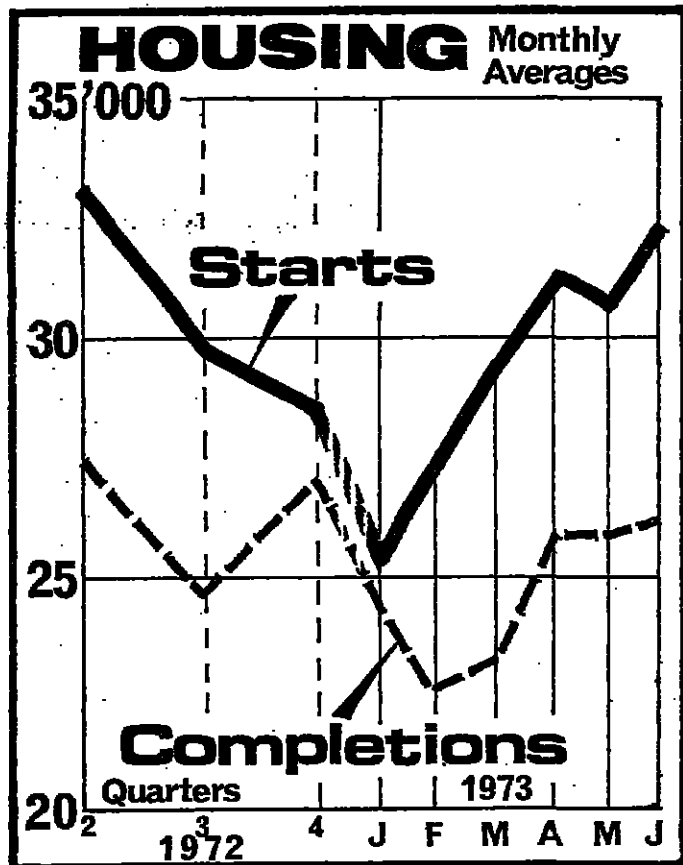
Modern second-hand properties became an average of 10 per cent. dearer in the initial six months of 1973, while older houses cost 7.5 per cent. more at the end of the period than at the beginning, compared with increases of about 18 per cent. for both types of property in the previous six months. There are important qualifications to the Nationwide figures: foremostly that they affect only property bought on mortgages. Lots of houses, particularly at the upper price levels—where prices, in fact, appear to continue being on a significantly upward path—change hands without mortgage finance being involved. And the Nationwide figures do, of course, reflect only the business of one society, albeit one of the largest in the country.

The Nationwide statistics are perhaps most interesting for the regional variations they throw up. Scotland and Wales, where the giddy rise in prices suffered by the rest of the country took the longest to begin, have as yet seen little slowdown. In London and the South East generally on the other hand there has already been a virtual slump.

The likelihood now is that this deceleration in the rate of increase will probably continue for at least the remainder of this year. Reports from estate agents of the increasing times for which houses are left on their books and the tangible evidence of the mushrooming of "For Sale" signs in areas where not long ago the familiar estate agent's board was seldom seen, sales could be made so fast, bear witness to the slackening of demand which must keep prices down.

Many intangibles

So much, however, depends on intangibles—on twists in Government policy, general interest rate movements, and the level of confidence in the building industry—as to make long term forecasting at best a hazardous occupation and at worst one which is pointless and downright misleading. In 1914, only 800,000 dwellings, 10.6 per cent. of the



country's total stock, were owner-occupied. To-day, the figure is more than 9.3m. and the proportion fractionally under 50 per cent. The trend is upward and likely to remain so, even if, for many people, even with low-start mortgages and the special help given by some building companies, the prospect of owning a home of one's own is out of the question. With few houses in the London area available for less than £10,000 and building societies unwilling to lend more than two and a half or sometimes three times the prospective borrower's annual income, many people generally regarded as earning reasonable wages do not, at present, stand a hope.

The paradox is that there are actually more dwellings available throughout the country than there are potential households. At the end of 1971, the total number of homes, including flats and maisonettes in Britain, was put at 18.9m., while the number of households was estimated at 18.3m. Something like 1.2m. dwellings are, however, unfit, and another 1.8m. lack such basic amenities as an inside lavatory, a sink, a fixed bath in a bathroom or other essentials. Others are in areas lacking employment prospects—where, in other words, few people wish to live. The thing that is absolutely certain is that the housing stock is nowhere near adequate in the most densely populated regions and, despite the great amount of progress which has been made, shows no signs of becoming so in the near future.

Where there has been something of a success story is in the improvement grants scheme which, despite some exploitation by property speculators—a term often used in a pejorative sense to describe those who, in other contexts, might in many instances be regarded as benefactors providing accommodation and building or restoring much needed dwellings—has done a great deal to bring up to reasonable modern standards houses which would otherwise have been demolished, thus reducing the housing stock still further and helping prices to rise yet faster.

Where the solution to the overall problem lies is difficult to say. The obvious need is to iron out the swings in the availability of mortgages, so that some sort of equilibrium between the supply of finance and the supply of houses can be maintained, preventing prices from rising faster than the increases in the physical cost of building new dwellings as a result of dearer labour and materials.

Government onus

Whether the building societies of themselves could achieve this is doubtful. They would, effectively, have to turn down prospective borrowers or cut their own valuations of property at a time when their inflow of funds was at a high level, a situation likely to lead to even more criticisms of them than they have already been receiving. Frequent interest rate changes could help, so that the societies' competitive position vis-à-vis other financial institutions was maintained at much the same situation could help. But it looks ready as though the initiative should come from Government, though there is little sign of that happening, despite the temporary loans to societies earlier this year which kept mortgage rates down temporarily before the move to the 10 per cent. mortgage rate in August.

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The Executive's World

A Dutch solution to the labour shortage

BY MICHAEL VAN OS

IF YOU face an acute labour shortage, it is management's job to find new solutions to the problem when traditional methods have failed. That, at least, is the reaction of a number of companies in the Zaan region of the Netherlands, just north of Amsterdam, and it has led to some unusual experiments.

The latest involves the twelve largest companies in the region, big names like Albert Heijn (the supermarket chain based in Zaandam), Scholten-Honig and Wessanen (two big foodstuffs groups) and the Bruynzeel woodworking company.

All of them have faced a shortage of office and administrative staff which the national employment agencies have been unable to solve.

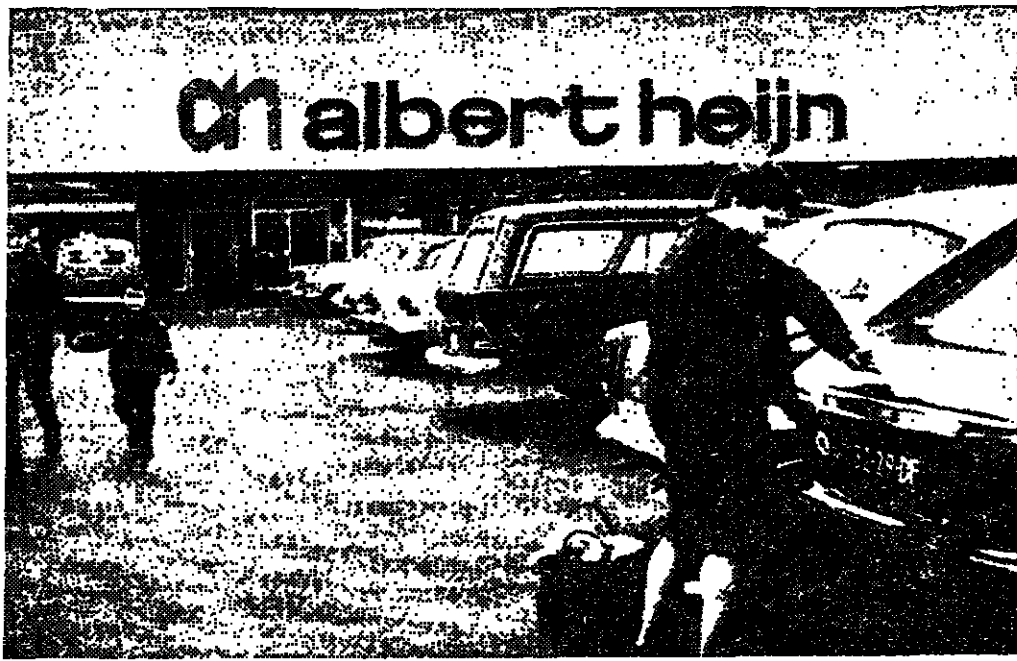
One possible approach, the twelve decided, was to try and tap the very wasteful temp/part-time personnel market. These people are normally employed by the agencies which do not allow them to take up permanent employment with the companies to which they are assigned.

The companies decided to set up their own foundation—the Personnel Service Foundation of the Zaan District—which would differ from the agencies in that it would permit the staff it recruited to terminate their contracts and stay on permanently with the company where they were working. In this way, the companies hope to get a lot of women back to work.

The Foundation is to start work at the beginning of September. It has acquired a small employment agency in Zaandam. Besides the twelve companies, the local labour office and the local chamber of commerce are members of the foundation. A massive publicity campaign is planned, aimed particularly at women.

As might be expected, the Foundation has been opposed by the big employment agencies who, operating basically on the same lines, fear losing a substantial part of their market in the region.

Foundation Secretary J. G. van der Sluis—who also works full-time for Bruynzeel—stresses that the Foundation should eventually pay for itself. "But it was



Shoppers at an Albert Heijn supermarket. The company is pioneering a new approach to staff recruitment.

not set up to make profits, unlike other organisations," he adds. The Foundation is expected to undercut the traditional employment agencies by 20-25 per cent, although this has never been officially confirmed.

The starting capital of £1,100,000 was put up by the participating companies as a two-year interest-free loan plus contributions calculated from the anticipated use of the agency's services and the size of the company. The loan will be

repaid in small extra fees charged for services rendered. The Foundation is expected to work closely with another interesting organisation set up by 11 engineering companies which together employ some 1,400 people. All the companies are located in the province of North Holland, of which Zaan is a part.

The companies co-operate in recruiting skilled and unskilled labour and in sharing work when the need arises. The shortage of blue collar workers is more

serious than the clerical/secrretarial shortage and joint recruitment is consequently very important.

But perhaps more interesting is the method of sharing production work. The idea is to pass work from one company which is fully stretched to another which has workers and machines standing idle.

By working together, the companies have solved the problem of matching fixed labour forces to fluctuating order books

against a background of serious labour shortages.

The work-sharing system involves the use of a "machine book" which carries a daily schedule of machine utilisations company by company plus details of the types of skilled and unskilled people they employ. Any member company can consult the book to see if another company can spare any volunteer workers to help out or, alternatively, whether a company can take over part or the whole of a particular order.

Foundation Secretary van der Sluis says that although the work-sharing system is very interesting, it is not suitable for the large companies participating in the Foundation whose activities depend mainly on office and administrative staff. Apart from the human problems involved in moving people around even on a voluntary basis, the various collective labour agreements would pose difficulties. All staff changes need the backing of all parties involved including staff councils and the trade unions.

Mr. van der Sluis says that during 18 months' preparation, the trade unions have been fully briefed about the progress and regrets that they turned down an invitation to appoint representatives to the Board of the foundation. He says the unions do not want to be in a position of employers—although they approve of the Foundation's aims. "There fortunately are signs, however, that there may be a change of heart over the representation issue as far as the unions are concerned."

The Foundation is examining the question of extending its backing of all parties involved workers in small engineering and transport companies. The employment problem, present all over the Netherlands, is accentuated in the Zaan region where efforts to modernise and rebuild old industry are hampered by staff shortages.

The Government is thinking of reducing the number of foreign unskilled workers flowing into the country, which will exacerbate the situation.

In addition to the problem of workers' reluctance to take on low-grade work, there is the problem that recruitment campaigns in the east of the country with its ailing textile industry have met very little success. Workers do not like to move from that area to the crowded and industrialised western part of the Netherlands.

CORPORATE FINANCE

The free cash flow model

BY JOEL STERN

ALTHOUGH many things can affect ordinary share prices temporarily, 90 per cent of share values in the world's most sophisticated stock markets is determined by six factors alone.

A valuable financial model can be derived from these six factors. Corporate planners, for instance, can use it to calculate the maximum price their company can pay for an acquisition without shortchanging their shareholders. Security analysts can work out the intrinsic value of a company.

The model focuses attention on a company's future cash flow available to all debt and equity holders after providing for new investment (both fixed and working capital). Since this cash flow is free of the capital needs of the firm we refer to it as Free Cash Flow.

Free Cash Flow (FCF) is important because investors place considerable emphasis on it, not profits, in calculating share prices. That is, investors do not discount expected future profits per se in arriving at a share price. Two companies with identical expected future profits will command different share prices, because one requires less new capital to achieve a given rate of profits growth. In fact, the market discounts FCF—expected profits minus anticipated new capital investment—in calculating share price. The firm with the greater expected future FCF commands the higher price.

Four factors

The magnitude of future FCF is determined by four of the six factors that systematically affect share price:

1—NOPAT: Expected future annual net operating profit after taxes (profits before financing costs but after providing for income-taxes);
2—I: Expected future annual amount of net new capital investment that will be required to produce NOPAT (capital expenditures minus depreciation and other non-cash expenses plus incremental working capital);
3—r: After-tax rate of return that is expected to be earned on net new investment (I); and
4—T: The time horizon during which (r) is expected to exceed the cost of debt and equity capital.

Current FCF is equal to current net operating profit after taxes (NOPAT) minus the current year's new capital investment (I). Future FCF is equal to future NOPAT minus future I depends on the two remaining determinants of share prices:

5—c: The cost of capital for business risk, which is the firm's cost of capital if it is debt-free; and
6—d: The capitalised tax saving for interest-bearing debt, the result of the tax deductibility of interest expenses, which is equal to the corporate tax rate (t) multiplied by the amount of interest-bearing debt (D) in management's target financial structure.

Because of the composition and form of the model, the FCF framework provides three significant advantages to investment analysts and corporate managers that are absent in traditional tools.

Investment

First, the Model separates corporate investment decisions from financing policy. Because NOPAT is equal to profits before financing costs, I is total net new capital investment financed by debt and/or equity, and r is the expected rate of return on total net new investment, FCF is unaffected by gearing. Poor quality projects do not appear attractive because of the way they are financed. Gearing is, however, an important determinant of market price because it affects the discount rate. Prudent increases in debt reduce the discount rate and, hence, increase the NPV of the FCF and hence current share price.

Second, the corporate planner or analyst can test the sensitivity of his assumptions about the firm's risk and the expected profitability by varying one or more of the six factors that affect the share price.

Third, and perhaps most important, because the parameters in the model are the primary determinants of share price, the user can simulate the impact of decisions on the firm's share price before decisions are implemented.

More than 100 companies are now using the model in one way or another. Burnham Oil employed it in its defence against dissident shareholders earlier this year. In the U.S., Quaker Oats and R. J. Reynolds, to name just two, use it to screen acquisitions. It was the technique used to price AmIrol when the company went public.

The author is a vice-president of the Chase Manhattan Bank. An article on the FCF Model will shortly be appearing in the new Pergamon Press journal, Omega, under the title "Earnings per share is a poor indicator of performance."

The model

After the expected future Free Cash Flows are projected, the estimated present value of the company's total capitalisation (debt and equity) is obtained by discounting the Free Cash Flows at the company's present weighted average cost of capital. Thus, the Free Cash Flow Model initially provides an estimate of the fair market value of the debt and equity capital combined. To obtain the equity value alone, the current level of debt employed is subtracted from the total fair market value.

The weighted average cost of capital utilised to discount the expected future Free Cash Flows depends on the two remaining determinants of share prices:

Management ideas from abroad

These summaries are condensed from the abstracting journals published by Anbar Management Services. Readers wishing to consult original texts should write to P.O. Box 23, Wembley, HA9 8DJ (telex 935779) or to the individual magazines.

Illustrates these weaknesses with examples suggests how they can be overcome, and points to the valuable role that the older partner can play in administration, staff training and giving management advice to clients.

engaged in discussion on the subjects of individual exhibits. A closing session in a sports stadium appears to have been the only formal event. Great success is claimed for this experiment.

THE T'S AND I'S OF FLEXIBLE WORKING HOURS

W. H. I. Hege in *Rationelles Büro-EDV* (Federal Republic of Germany), April 1973; pages 41 (2) pages illustrated, table; in German, English version available).

This article relates how flexible working hours have worked in practice for Kravag, a Hamburg insurance company that introduced them for its 400 employees early in 1970. The paper is not concerned with the basics of FWHs, which everybody is now expected to be familiar with; it takes the superiority of the approach for granted. It deals with the fringe problems that arise, and provides the answers Kravag worked out to solve them, for example, unavoidable absence during core time (for which an upper limit has been laid down which must not, however, be utilised for late arrival); overtime, in which connection time clocks are said to score over meters; time allowances for business trips, other allowances.

SOME OBSERVATIONS ON THE CONTINUATION OF A FIRM

R. C. Rea in *The Journal of Accountancy* (U.S.), March 1973; p. 40 (6) pages, chart.

Traces the main reasons why local CPA firms are forced to merge with national firms: (1) a tendency for the senior partners to concentrate on clocking up chargeable time at the expense of time that should be spent on management and planning for the future of the firm; (2) the failure of the founding partner to train a successor; (3) unrealistic retirement programmes which place an undue financial burden on the remaining partners.

HUMAN MANAGEMENT IN A MECHANISED OFFICE

G. L. Hershey in *Administrative Management* (U.S.), Apr. 73; p. 81 (3) pages.

Examines the scope for increased efficiency in general office operations, warns against the indiscriminate introduction of "efficiency" techniques similar to those applied to manufacturing processes, and discusses the managerial implications of job design, motivation, training, development, and merit rating for office personnel.

STANDARD COST SYSTEMS: AN ARGUMENT FOR PARTIAL ABANDONMENT

C. A. Burrows in *The Chartered Accountant* in Australia (Australia), April 1973; p. 11 (4) pages, tables).

Argues that standard cost systems are intended to achieve two objectives, inventory valuation and cost control, but do not achieve the latter because of the arbitrary nature of shared service allocations, and the inclusion of prior-period sunk costs. Maintains that capacity variances do not measure the effects of under-utilisation of capacity, which can be better achieved outside the book-keeping system, and may be harmful because they present as a cost something which is not in the accepted sense.

FRANCHISING REVISITED

H. Hartley and D. L. Lofranco in *Canadian Chartered Accountant* (Canada), April 1973; p. 46 (5) pages, tables).

Outlines the nature of franchising operations, and traces their growth in North America; notes that the AICPA are due to issue a position paper on the treatment of franchising fee revenue, and suggests that gross revenue figures should distinguish between revenue from the operation of the outlets, from the sale of franchises and from property rentals, and that, wherever possible, costs should be matched against these segregated revenue items; offers some general criteria for determining the initial recognition of income from the sale of franchises.

A NEW APPROACH TO HIGH-LEVEL MEETINGS

K. H. Rüssmann in *Manager Magazine* (Federal Republic of Germany), April 1973; pages 60 (3) pages, illustrated in German, English version available).

A reportage of the 1973 manager meeting of Siemens, the German electrical group, which sought new ways of communication. Instead of lectures and addresses, the 1,000-odd managers partook in a display of facts and figures on 8,000 square feet of exhibition space,

COMING TO GRIPS WITH ABSENTEEISM

P. Froidevaux in *European Business* (France), spring 1973; p. 26 (8) pages.

Reports a study in a large French heavy manufacturing company (Berliet), which related the degree of, and reasons for, absenteeism to internal and external factors in an attempt to identify differences between "official" and "secret" motives. Describes factors over which the company can exert control—for example, working environment, remuneration, job structuring—in an approach to absenteeism reduction.

MANAGEMENT PRACTICE IN THE COMPUTER ENVIRONMENT

F. E. Moan in *Academy of Management Journal* (U.S.), March 1973; page 7 (16) pages, charts, tables).

To determine the extent to which the introduction of computers for inventory control in five large U.S. companies has resulted in organisational change, examines the decision-making systems in operation, and explores reasons why some companies changed their systems and others did not. Finds, generally, that where top management understands and has confidence in modern management techniques, there is evidence of organisational change, greater control and clear delegation of authority; expands the conclusion to argue that management should re-evaluate the use of computers.

STANDARDS OF DISCLOSURE FOR SUPPLEMENTARY DATA

I. N. Gleim in *The Journal of Accountancy* (U.S.), April 1973; pages 50 (7) pages, tables).

Suggests that supplementary data on annual reports ought to be brought into line with what financial analysts expect to receive, and proposes that for each type of industry standards and supplementary items of information should be developed to cover (1) price data, (2) physical units data about sales, production and the factors of production; envisages this information being covered by the audit report.

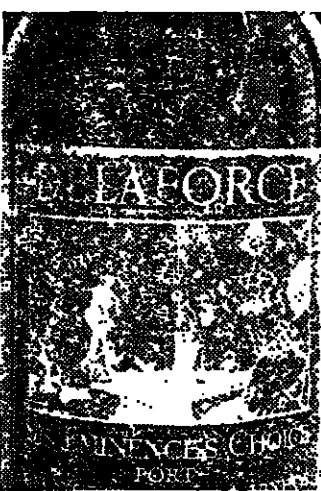
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The Chartered Accountant in Australia, Box 261, GPO, Sydney 2001, Australia.
Canadian Chartered Accountant, 220 Bloor Street East, Toronto 255, Ontario, Canada.
Manager Magazine, 200 Hamburg 11, Alter Fischmarkt 11, Germany.
European Business, 25 Boulevard Raspail, Paris 7, France.
Academy of Management Journal, Dept. of Management, Bowling Green State University, Bowling Green, Ohio, 43402.

Management News

London Business School's Small Conference Centre at its Regent's Park headquarters in London is now open and can be hired by companies and conference organisers. It is suitable for groups of up to 40 and can be used for a variety of purposes: a lecture theatre, one about 60 per cent booked for the next six months with Unilever.

The School's facilities—library, audio-visual aids, accommodation and catering—are available to those who hire the conference centre. The centre can be booked throughout the year, in contrast to the main part of the school for groups of up to 40 and can be used for a variety of purposes: a lecture theatre, one about 60 per cent booked for the next six months with Unilever.

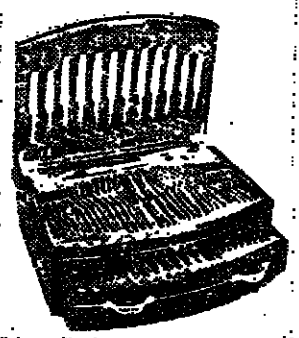
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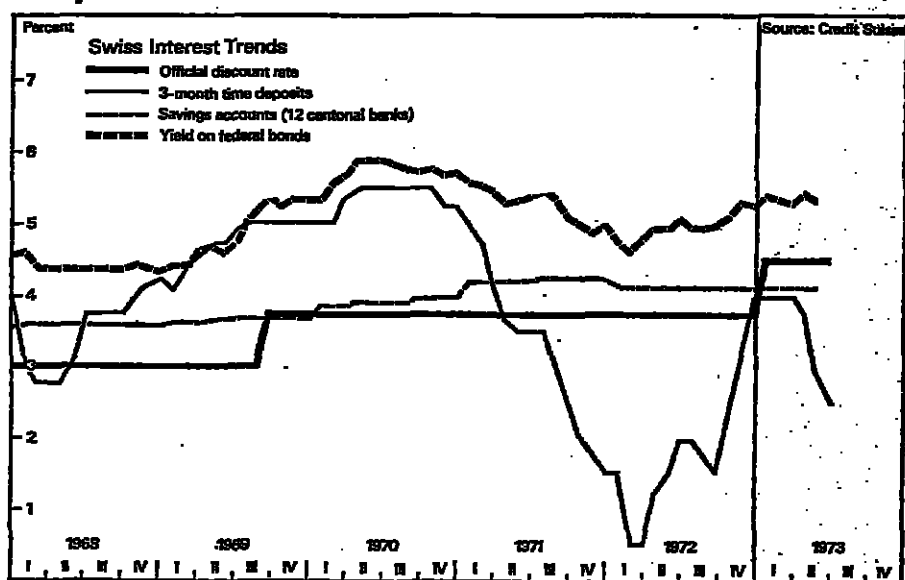
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Report from a Major Swiss Bank

During the second quarter of 1973 activity at Credit Suisse continued to be influenced by a strong credit demand, nationally and internationally. Issuing transactions also continued to be very active.



Increased Earnings despite rising Costs

In its capacity as an international full-service bank, Credit Suisse is also very active in stock exchanges throughout the world, where turnover decreased slightly. Despite a lowering in value of most currencies against the franc, foreign exchange and precious metal transactions proved to be satisfactory.

The gross income of the bank for the first half of 1973 showed an increase against the corresponding period of the previous year, despite decreasing interest margins. Inflation caused a rise in overhead costs, particularly salaries, which showed a sharp increase.

Active Credit and Interbank Business

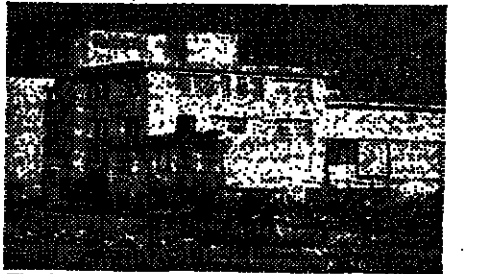
The balance sheet total at the end of June 1973 amounts to 32,200 million francs and thus approaches the previous record high of 32,500 million francs. Loans in the second quarter increased by 294 million to reach a total of 10,500 million francs, whereby investment and export financing caused a particularly strong increase in secured term loans. Foreign deposits increased by 165 million to a total of 28,900 million francs, whereby credits from other banks rose sharply. Due to Swiss credit restrictions, the above increase is offset by a reduction in time deposits by customers to 7,100

million francs. Deposits in checking, savings, private and salary accounts increased satisfactorily.

Changes in the New York Organization of the Bank

Our subsidiary in New York which has handled securities transactions was merged into the SoGen-Swiss International Corp., New York, starting operations at the beginning of July. The SoGen-Swiss is an investment bank engaged in the securities and underwriting business in the United States. With our bank, a number of other large European financial institutions are participating in this company. Thanks to the strength of its partners, this institution should be in a position to occupy an important place in the New York financial market.

The custody of our customers' securities deposits in the United States does not rest with this institution, but remains with a wholly owned subsidiary of Credit Suisse, the newly formed Swiss American Securities Inc. It is an independent organization staffed by experienced personnel.



The Credit Suisse maintains a close relationship with the Valcambi S.A. gold refinery in Balerna/Chiesio (Switzerland).

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A crisis that cannot be talked away

THE clash of rival claims about the course of the economy, there is a case for looking at what is actually happening here and now. For already have all the ingredients of a crisis situation; and should not be deterred by saying so for fear of being labelled a "moaning Minnie". Nor should we be afraid to agree with Mr. Enoch Powell's call for a "new and expanded" because one has not always agreed with him on other issues. The main crime on this occasion is to be slightly ahead of events.

Borrowing

The first key feature of the present situation is that we are now running a current payments deficit of over £200m. at an annual rate. This is far greater than the deficit of 1964, with which Harold Wilson made such a claim when he won the election of that year. For on the same method of calculation, the funding deficit was a mere 362m.

As on past occasions, there is every sign that the authorities are financing the deficit by drawing on the reserves and fiscal borrowing. The position would be vulnerable enough if the current deficit were being financed by a private capital inflow attracted by high interest rates. For such "hot money" is a very understandable habit of suddenly taking flight and leaving at the most embarrassing moment. But a large part of the deficit is no longer being financed by this means, but by straightforward official borrowing and drawing on the reserves in the past. If the Electricity Council and other public sector borrowing is included, the true cost of reserves and increases in official overseas indebtedness amounted in July to £272m, or a tenth of the total reserves.

This massive overseas deficit is combined with a heavily overvalued home economy. The August CBI survey shows a near-record low in the proportion of firms working below capacity; moreover some of those firms which were not working at full potential were held up by lack of supplies rather than lack of sales. On top of this an unusually large number of firms are trying to

increase their stocks of raw materials and components. A record number of firms say they will be trying to increase employment in a market where labour is extremely tight (whatever the misleading official unemployment figures may say). For the first time since the CBI surveys began, shortage of sales is no longer the single most important factor limiting firms' output. Shortages of skilled labour are reported by 43 per cent. of firms—as many as in the boom of 1964-65; and shortages of other kinds of labour are reported by 23 per cent.—itself a new record and to be compared with 1 per cent. only 18 months ago. Even in export markets the main constraint is no longer the ability to quote competitive prices (mentioned by 50 per cent. of firms as recently as last spring) but delivery dates.

Optimistic

The firms questioned were very optimistic both about export orders and about investment plans. Taken by itself this would be excellent news; but if superimposed on an already overloaded economy, something will have to give way somewhere, probably with an unpleasant cracking noise. With these capacity constraints, the Government is right to feel that more sterling depreciation is not the answer. But the way to prevent further sinking of the pound is to change internal policies rather than to prop up the exchange rate by foreign borrowing—we know where that has led us in the past.

If one looks at the financial data, the picture is equally disturbing. The borrowing requirement of the National Loan Fund reached £2,700m. in the 12 months to July. (Keynes advocated deficit finance for periods of slump, not boom.) So far this year the money supply on the narrow definition has risen by an annual rate of 12 per cent. and on the wider definition, by 25 per cent. Bank lending to the private sector has increased by 50 per cent.

Despite the prices and income policy both wage rates and earnings were, at the last count, 15.16 per cent. above a year ago. Over the last three months, earnings on a seasonally adjusted basis have been rising

at a rate of nearly 22 per cent. Retail prices are nearly 91 per cent. above a year ago; and if one follows the Department of Employment's attempts to remove seasonal foodstuffs and extract a trend, the price rise is seen to be accelerating.

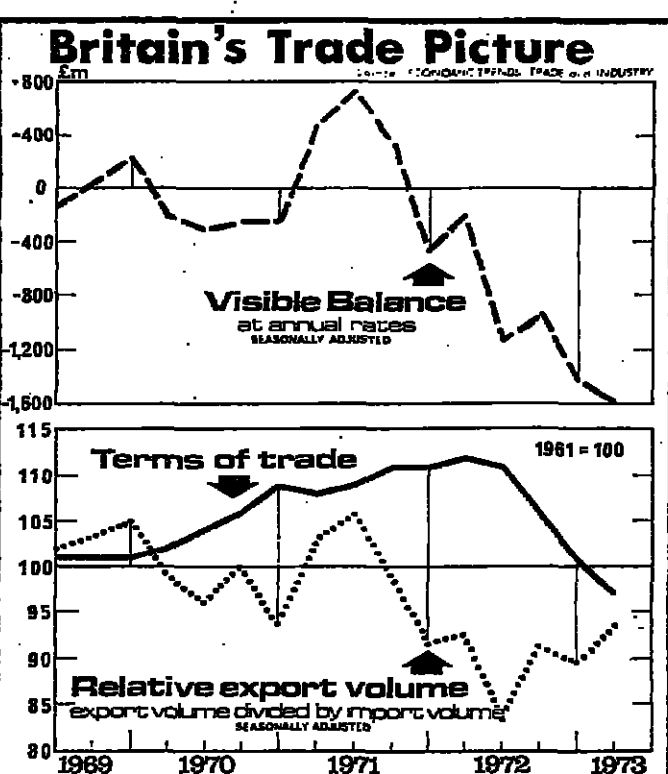
These rates are well above those of the U.S., Germany and France, although below those recorded in Japan and Italy—not that such debating comparisons mean very much. Moreover, the retail price figures do not measure the extent of repressed inflation which is being experienced in every meaning of that term. The Phase Two controls are keeping down the lid on a boiling kettle. Even so, the price index much understates the true reduction in value we receive per £1 spent; it fails to take into account enormous waits for buses which do not arrive, the lengthy delays in obtaining any kind of service or building work, or the many subtle ways in which product quality can be reduced when there are legal prohibitions on price increases. Above all, some of the pressures which would normally lead to rising prices at home are making themselves felt in payments deficit instead—hardly a durable solution.

Intervention

So long as the demand for goods and labour exceeds available supply, so long as the Budget deficit and the money supply are not brought under control (and these physical and financial aspects are related), discussion of incomes policy is an irrelevance. The worthwhile debate is about whether temporary or permanent intervention in the labour market could help to supplement policies of demand restraint. While demand exceeds supply at current price and wage rates, what happens in Phase Three is largely a diplomatic game of little real significance.

It is worth reviewing the standard objections to the above arguments. The one with which Mr. Peter Walker is particularly associated, is that demand restraints now would hit investment "on which long term future growth depends". Of course, effective demand restraints are bound to hit investment. But what would we really prefer? To stake every-

"A reduction in the Budget deficit would be much less harmful to industrial investment than the alternative method of relying on high interest rates alone."



thing on a sudden investment upsurge in the next few months, likely to be brought to a grinding halt by the familiar crisis measures; or to put the brakes on now when investment intentions are already higher than can physically be fulfilled, and aim for a slower but more sustainable growth of industrial capital formation?

A reduction in the Budget deficit would in fact be much less harmful to industrial investment than the alternative method of relying on high interest rates alone. The latter approach hits particularly severely at certain forms of

spending, including of course house building and home purchases as well as industrial investment. On the other hand increases in taxation and cuts in public spending, backed up by an effective monetary policy, would spread the load much more evenly over all types of spending.

The most respectable official argument is that because of the slower growth of consumption, demand is in any case slowing down without any need for applying the brakes. The growth of output has recently been running at an annual rate of 6.7 per cent. — so much faster

than the growth of productive capacity that it was bound to slow down.

The basic point is that we are already suffering from balance being achieved by the excess demand now; and even if the National Institute is right in supposing that the growth of demand "in real terms" will merely quote the National Institute itself: "Even if this rates, nothing will have been done to remove the excess. We are moreover in a stage of the deal with speculative outflows cycle — again reminiscent of 1964-65 — when a slow growth of output is just as likely to reflect supply difficulties as any other factor, and is thus most unreliable as a guide to the state of demand.

Forecasts

Then we arrive at the favourite argument of all: the shake-out of commodity prices on which Ministers are said to be "banking" to improve the balance of payments and relieve the pressures on retail prices, thus proving the strategy right.

First, it is necessary to get the whole issue in perspective. It is simply false to regard the payments deficit as reflecting just the explosion of import prices. The National Institute has just published an interesting chart showing the ratio of export to import volume completely independent of price changes. When checked six months ago, this shows that the physical when world trade and production - import ratio has been improving, as Ministers claim, since 1972. Over the whole period little, if any, check to the since 1969, the trend of this ratio growth of output. World demand has been downwards; and it is extremely unlikely that the this for long. Even if there is exceptionally favourable terms of trade of early 1973, which allowed us to get away with such a low ratio, will be typical of the future.

The effects of a possible shake-out in, say, metal and a few grain prices on the total import price index needs to be seen in proportion. There are many other foodstuffs where supply bottlenecks could still be important; and a large proportion of our imports consist of finished or semi-processed goods whose prices will rise with world inflation. The National Institute, which is failure to act in time does not hardly to be counted among the pessimists, is expecting a total fall in import prices of less than 2 per cent. up to the end of next year.

It is true that this, together with its other forecasts, leads to it to predict a payments deficit of only £350m. in 1974, with balance being achieved by the end of that year. I shall not repeat my views on the value of payments forecasts, but demand "in real terms" will merely quote the National Institute itself: "Even if this rates, nothing will have been done to remove the excess. We are moreover in a stage of the deal with speculative outflows cycle — again reminiscent of 1964-65 — when a slow growth of output is just as likely to reflect supply difficulties as any other factor, and is thus most unreliable as a guide to the state of demand.

A great deal of official apologetics overlooks the relationship between international commodity prices and domestic consumption. If commodity prices fall back, this will undoubtedly benefit real living standards. But by this very same token, it should help to push up private consumption. Our rulers may be brave enough to "bank" on a fall in world prices; or on a really big slow-down in consumer spending. But if they "bank" on both together, they are likely to have considerable problems.

A more subtle argument is that it is already too late to introduce a restrictive emergency Budget. In a sense, this is right. If home demand had independent of price changes, been checked six months ago, this shows that the physical when world trade and production - import ratio has been improving, as Ministers claim, since 1972. Over the whole period little, if any, check to the since 1969, the trend of this ratio growth of output. World demand has been downwards; and it is extremely unlikely that the this for long. Even if there is exceptionally favourable terms of trade of early 1973, which allowed us to get away with such a low ratio, will be typical of the future.

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One cannot rule this scenario out of Court; but it is worth reminding ourselves that both domestically and internationally, we have consistently overestimated the dangers of recession and when they have occurred, over-reacted, while at the same time underestimated the dangers of run-away inflation caused by the straightforward creation of too much money.

Entrenched

Readers of this column will be familiar with the view that the roots of our repeated "go-stop" crises lie not in this or that forecasting error, but in a fundamentally mistaken approach to economic management, although one which is institutionally convenient and politically tempting. Unfortunately, this approach is more dug in than ever before. The real cause for anxiety is that each time the same phase of the cycle recurs, it is at a higher rate of inflation and at a higher level of unemployment. Nor is it a matter of much comfort that the U.K. is merely a bad case of a world disease.

Labour News

Triumph men back £50-a-week deal

BY PETER CARTWRIGHT, MIDLANDS CORRESPONDENT

EARLY TWO out of every three of the 5,500 Triumph car workers at three Coventry plants have endorsed in secret ballot their senior shop stewards' replacement of a new wages package that provides nearly £50 a week for the majority of men and up to £54.20 for highly skilled workers. Altogether, 3,964 out of the 5,500 who voted favoured the new deal, with 2,534 against, and seven spoilt papers. An interesting thing is that more than 2,000 failed to vote. The new protected earnings package-work pangs and puts workers into 14 working hours. The agreement is back-dated to July 12 and now goes before the Pay Board for enforcement. The terms of the new deal are re-negotiable annually over its three-year life.

Wilmot Breedon breaks new ground within British Leyland programme converting workers to a flat-rate system by incorporating a 10 per cent. piece-work element. A further 1,000 workers are brought into the agreement as their separate agreement runs out.

There are extra benefits in the form of holiday entitlements, retirement pensions and lay-off pay.

A MOVE to prevent complete

shut-down of the Wilmot Breedon components plant in Birmingham, which supplies all the major U.K. vehicles manufacturers except Vauxhall, the 450 workers on a pay strike have been called to a meeting at union offices today.

The company, which makes door and window winding mechanisms, bumpers and other components yesterday laid off several hundred more workers, bringing the total to more than half the 4,000 labour force. The strikers are toolroom, maintenance and other skilled workers who are demanding an extra £13.515 a week to give them parity with skilled production workers earning on average £53 a week with up to £60 for polishers.

The have rejected an offer of £30 a week with a promise of further negotiations when future Government pay legislation is known. Chrysler was stepping up production at the key engines and transmission factory at Stoke Newington, which supplies other manufacturing centres in the city, at Linwood, Scotland—where 4,400 are laid off—and the Commer van factory at Dunstable.

Although the vast majority of the workers at Stoke have left the 156 striking electricians to pursue their £250-a-year pay claim alone, most of the 550 militaries who are equally essential for maintaining equipment again stayed away.

Civil servants to strike if pay claim fails

BY JOHN WYLES, LABOUR STAFF

EMERGENCY PLANS for industrial action later in the year, being drawn up by the Public Services Union, in support of a special case pay claim for civil servants during the Three of the Government's pay freeze.

With other civil service unions the CPSA is pressing the Government to accept a 10 per cent. increase in pay for the second time this year. It also claims that the CPSA has an anomalies created by wage freeze and Phase Two, to be presented by member 15, will clearly advise civil servants a case for special treatment.

The go-ahead yesterday for preparations for industrial action if the Government refuses to accept the claim has a special case. The union, which claims more than 200,000 members, staged a series of one-day stoppages and bans on overtime earlier in the year, when civil servants' pay rises were delayed from January 1 to April 1 by the wage freeze. The 5,000-strong Court Officers' Association has voted by 2,559 in 583 in favour of amalgamating with the CPSA. The association represents clerks, bailiffs, ushers, secretarial and typing grades employed mainly in county courts. It is hoped to complete the amalgamation by the end of the year.

Other Labour News, Page 18

Army and Navy up £4m. on Fraser bid 'go-ahead'

BY NICHOLAS OWEN

THE STOCK MARKET value of Army and Navy Stores ended 54m. higher yesterday when the company's shares staged a sharp recovery following the announcement that a takeover by the House of Fraser is not to be investigated by the Monopolies Commission.

Army and Navy's price closed at 648p, a rise of 70p. Fraser shares dipped 4p to 104p at first, but finished the day unchanged at 108p.

There had been widespread fears in the stock market that the Fraser offer—and the linked plan to sell and lease back Army and Navy's main London properties—would be referred to the Commission by the Department of Trade and Industry.

The takeover would almost certainly have fallen through if the DTI had acted. It was clear yesterday that the DTI subjected the proposals to a lengthy and close scrutiny. There seemed little doubt that no

monopoly considerations would arise in big provincial shopping areas if Fraser took in Army and Navy.

As for London, it looks as though DTI officials considered Fraser—whose stores in the capital include Harrods—faced plenty of competition, not only from other department stores, but also a wide variety of retail outlets.

Army and Navy has already embarked on redevelopment of its principal store in Victoria Street. Fraser intends to sell the site to a joint company formed by Amalgamated Investment and Property, which has a 30 per cent. stake in A. and N., and International Caledonian Assets.

One rather unusual aspect of the Army and Navy bid plan has been the public comments by Mr. William Semple, the chairman, who has made it clear he was less than keen on the takeover, although he and the

Board considered it in shareholders' best interest to accept. The DTI studied his remarks, as well as his claim that the presence of the AIP stake "had inhibited" expansion of Army and Navy's business.

THEATRE PLAN TO COST £1.5m.

Plans for changes to Nottingham Playhouse, approved by the city's estates committee, include an extension to the theatre, an art gallery, and accommodation for Trent Polytechnic Design Group. The scheme is expected to cost about £1.5m. but the committee, at the moment, has no idea where it will come from. Councillor George Dobson, chairman, said: "I don't think the ratepayers will stand for a levy, but I am hopeful we shall be able to raise the money somehow."

'Shadow' Cabinet an electoral handicap, says Labour MP

BY RICHARD EVANS, LOBBY CORRESPONDENT

AN OUTSPOKEN attack on the "shadow" Cabinet as a future electoral handicap for the Labour Party is made today by Mr. William Rodgers, a former Labour Minister and MP for Stockton on Tees.

The attack in the monthly magazine, Socialist Commentary, will be widely regarded as a specific criticism of Mr. Harold Wilson's leadership of the party and his failure to bring forward new men.

Mr. Rodgers' front bench over a year ago largely because of his staunchly pro-Common Market views. "Yesterday's men, however hardworking, are inevitably an impediment to success tomorrow," he writes. "It is a brutal fact that most of Labour's shadow Cabinet now have neither the freshness nor authority to command the success that has hitherto escaped them."

"Any hardheaded assessment of Labour's prospects must acknowledge that for the most part they have become the hunted spearhead of a party desperately needs a cutting edge."

Mr. Rodgers' criticisms, at a time when the party leadership

will be trying to maintain unity at the Blackpool conference in a month's time and in the run up to the next election, could provoke angry reaction from the Left-wing.

A warm supporter of Mr. Roy Jenkins, he argues that with the current disillusionment with a Tory government there ought not to be an almost equally matched disillusionment with Labour.

One of the problems he sees is that Labour has only recently been in office. In the public mind this makes it less an alternative government waiting impatiently in the wings than an administration decisively rejected a short time ago.

He argues that voters would not readily embrace bright new policies, when advocated by men who claimed to know the answers that they lacked as ministers a short time ago.

Cabinet which it seeks to replace. "Why should the public believe that the old guard can achieve creative solutions to Britain's problems in the 1970s when they failed to do so in the years after 1945?" he asks.

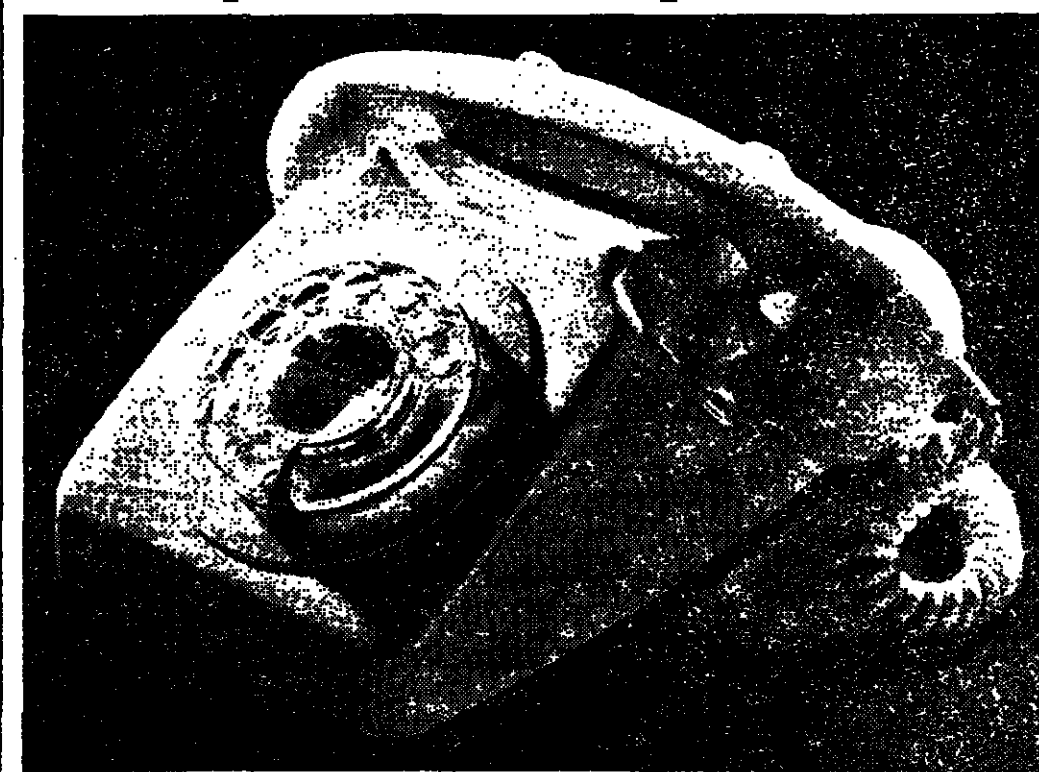
Mr. Rodgers believes that, because of recent Liberal achievements, the Labour Party in 1973 is not poised for power as it was 10 years ago. There is a nagging anxiety in the Parliamentary Labour Party, the constituencies and the trade unions about Labour's fitness to govern.

"The Blackpool conference should be a deeply serious occasion, an exercise in winning back our own self confidence and the goodwill of the public, not a spectacle of blood-letting, inefficiencies and self deception," he declares.

BIP TO CLOSE SUBSIDIARY

Because of industrial unrest and "totally inadequate" levels of return on investment over a number of years British Industrial Plastics is closing its mould-making subsidiary, BIP Tools, Birmingham.

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BY SWEDISH ERICSSON

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COMPANY NEWS + COMMENT

£1m. for Stoddard in second half

AFTER £598,000 in the first half, Stoddard Holdings has produced a profit of £1.7m. for the year ended May 31, 1973.

This compares with £473,000 for 1971-72 of which £140,000 came in a normal first half.

Chairman Sir Robert Maclean says substantial demand continued throughout the year. Home sales increased by 34 per cent and export sales by 75 per cent.

The company has derived substantial benefit from the first full year's contribution of the new Axminster looms, production from which has increasingly been channelled into export markets.

Further capital expansion is planned with a view to increasing production in proved profitable lines for both home and export markets.

Following the return to interim dividends, a final of 1.875p, or 1.3125p, is recommended to make 3.125p. Previous payment was an interim of 1.875p in 1969-70.

Earnings are shown at 26.2p (11.1p) per share.

Statement, Page 10

£892,000 by Western Credit

A RECORD profit of £892,000 is reported by Western Credit Holdings for the year ended June 30, 1973.

It compares with £890,000 forecast with the July one-for-three rights issue and £560,000 achieved for 1971-72.

Two interim dividends totalling 1.75p, or 1.3125p, are recommended to make 3.125p.

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13 1/2 per cent. gross, have been paid compared with a total 12 1/2 per cent. for the previous year. The directors have indicated that there will not be a final dividend because of the effects of the imputation tax system and Government restrictions on dividend increases.

After tax £379,000 and minorities £1,000, provisional profits attributable to the company are £380,000. Dividends account for £108,000.

lem is shortage of raw materials and components," he adds. The Australian group of companies purchased in 1972 is making "a significant contribution" to profit, and the South African situation has improved with that business due to come into profit during 1974.

Ofrex's interim results—profits up by 28 per cent—clearly endorse earlier projections of a record year. Roughly half the extra comes by way of a full six months' income from the Australian subsidiary and reduced losses in South Africa, but this should not detract from record else where which has been hindered by shortages of materials. This problem is still holding back output in the face of a strong upturn in orders. Nevertheless, with the South African activities likely to be trading profitably by the end of the year, Ofrex should still be capable of at least doubled first-half profits overall. That would give a 13.3 net p/e at 134p, so that much of this growth has already been discounted.

The interim dividend is increased from 0.91p to 1.1p a share net—7.85 per cent. gross—the maximum permitted. Last year's gross total was 12.5 per cent. paid on a pre-tax profit of £1,453,655.

After tax up from £336,000 to £379,000, net profit advanced from £483,000 to £567,000.

In his annual statement in April, chairman Mr. G. Drexler said that given a reasonably settled economic climate, the group expected to produce record sales and profits.

He says now that the benefits of recent investment in new facilities, plant re-location and management "will continue to accrue from now on."

The chairman also discloses that the group has a heavy backlog of orders following high world rights issue and £560,000 achieved for 1971-72.

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Gourvitch said it was anticipated that results for the remaining three months would be on at least as good a scale.

The final dividend is 6.875p per cent. or 4.3212 per cent. net, to make 13.3875 per cent. for the period. A total of 17 per cent. was paid for 1971-72.

Sales expanded from £13.83m. to £14.35m. Net profit improved from £254,093 to £264,421 and earnings per share are shown at 22.4p (8.1p).

A professional valuation of properties made in January, 1973, on a going concern basis disclosed a surplus of £3.32m. over the corresponding book value.

A net sum of £2,331,930 has been added to group reserves.

comment

It has been an active final three months for Phoenix. Margins (pre-tax) have doubled over the nine months and sales for the quarter point to an annual level of £22m. against an average of £11m. for the previous three years.

In line with the rest of the sector, demand is still roaring away and Phoenix continues to push into woodworking with a higher added value. But for all that, the main investment criteria now are probably (a) the extent to which a 51 net p/e anticipates the end of the present timber cycle and (b) the reality of a 199p share price in the context of net worth amounting to perhaps 135p.

comment

Ofrex's interim results—profits up by 28 per cent—clearly endorse earlier projections of a record year. Roughly half the extra comes by way of a full six months' income from the Australian subsidiary and reduced losses in South Africa, but this should not detract from record else where which has been hindered by shortages of materials. This problem is still holding back output in the face of a strong upturn in orders. Nevertheless, with the South African activities likely to be trading profitably by the end of the year, Ofrex should still be capable of at least doubled first-half profits overall. That would give a 13.3 net p/e at 134p, so that much of this growth has already been discounted.

comment

Youghal Carpets upsurge

FIRST HALF group pre-tax profit of Youghal Carpets (Holdings) were more than doubled at £1.85m. and only some £0.34m. short of the £2.2m. achieved for the year 1972.

And the directors anticipate that trading results for the second half "will also be satisfactory."

The interim dividend is maintained at 20 per cent. on capital increased by a one-for-two scrip issue—an effective increase of 64 per cent. The 1972 total was equal to 33 1/2 per cent.

comment

Youghal's half-time profits yesterday spoiled all the analysts' earlier projections for the year, and the market responded with a 6p jump in the shares to 135p. It now seems that the end-year

pre-tax figure will be in the region of £1m. minimum and, on a sub-normal tax charge of 27 per cent., this puts a prospective multiple on the shares of under 7. What prevents one saying that the shares are outstandingly cheap is first, that higher quality carpets have benefited from trading-up on the part of consumers—which could easily be reversed in a squeeze; and second, that a resultant drop in orders from the U.K. weaving subsidiaries could hit Youghal's yarn exports which attract favourable tax treatment. However, there is certainly no indication of this at the moment—witness the buoyant carpet export figures—and anyway Youghal is on the lookout for a manufacturer of lower-grade carpets which would provide it with some insulation against the risk.

Statement, Page 10

Gripperods record £0.42m.

ON A SHARPLY increased turnover of £2,427,031, against £1,431,823, group pre-tax profit of Gripperods Holdings expanded from £294,405 to a record £421,394 for the year to April 30, 1973, after £186,700 (£131,600) for the first half.

Earnings per 10p share are shown to have advanced to 11.1p (7.5p).

A final dividend of 16.5 per cent. net—equal to 24 per cent. gross—lifts the gross total from 40 to 43 per cent.

The net profit came out at £267,114 (£179,172) after tax £154,780 (£115,235). The figures include 14 months' trading of the South African subsidiary.

The dividend is waived on 650,000 shares.

Gripperods manufactures carpet installation grippers and edging devices.

comment

Gripperods has turned 42 per cent. pre-tax profits growth over six months into 43 per cent. for the year, but to do so it has had to consider the 14 months of the now wholly-owned South African interests. South Africa shipped in 14 per cent. of the sales total, as its profits (compared with royalties only on a 49 per cent. equity stake last time) must have been sizeable too. However, a slowdown in the rate of advance must clearly be expected as Gripperods climbs steadily away from a modest earnings base. This year the group sees nothing to complain about in demand level so far, and at 94p a 10 1/2 p/e is not taking seriously either the record—profits quadrupled in five years—or the sheer size of the market for fitted carpeting.

comment

Blagden & Noakes growth

STEEL DRUM manufacturers and reconditioners, Blagden & Noakes (Holdings) indicates an increase in group pre-tax profit from £1.46m. to £1.63m. for 1973.

First half profits advanced from £0.7m. to £0.82m. and the chairman, Mr. J. K. Noakes, says there is no reason why the results for the second half should differ materially from those of the first. He reports that demand during the first half was at a high level.

Most sections contributed to the profits growth but in one or two areas there are problems of a technical or managerial nature which are in the process of being resolved.

The firm demand continues, he adds.

An interim dividend of 2p net—2.86p gross—is declared, compared with 2.75p gross. The 1972 total was 6.5p per 25p share.

comment

Blagden & Noakes has lifted its interim profits by 16 per cent. pre-tax on an 18 per cent. rise in sales. Despite evidence at the end of last year that the plastics division was at last on the upward trend, it has once again proved a hindrance to the group. Profitability here was severely hit, in the first six months, by technical problems (hence the drop in margins) and the losses resulting from these offset much of the profits growth produced by other activities. However, the group has now overcome most of these problems and is expecting a much more useful contribution from the plastics side in the current six months. So, given that demand is still high for steel drums and drums as well as for chemicals and industrial protective equipment, the forecast of doubled first-half profits for the full year should be well within reach. At 126p on a net prospective p/e of 10 1/2 the shares, therefore, look well supported.



Mr. Gerald Caplan, chairman of London and County Securities, at yesterday's annual meeting in London, where he forecast a further substantial increase in assets and earnings for this year. (See Page 23.)

DIVIDENDS ANNOUNCED

Company	Current payment	Date of payment	Corresponding div.	Total last year	Total this year
A. G. Barr	5.0p	Nov. 5	8	—	—
Black & Edgington	6.3p(k)	Oct. 1	8	—	13.08
Blagden & Noakes	2.86p(f)	Jan. 4	2.75	—	6.5
Brown Bros. & Albany	0.961p	Jan. 7	0.8	—	1.57
Cray Electronics	32.5p	Oct. 26	25	40t	40
J. Dyson	2.5p	Oct. 26	2.5	4.38	4.38
Gripperods	24p(j)	Oct. 24	22 1/2	42	40
Kinta Kellas Tin	55p(o)	Oct. 8	50	105	100
Edward Le Bas	1.85p(e)	Oct. 1	1.25	—	1.75
Wether and Platt	1.05p(g)	Jan. 7	7.5	—	2.2
Ofrex	7.5p	Jan. 7	11	13.39(b)	17
Phoenix Timber	8.88p(a)	Jan. 8	1.85	—	4.71
Richards & Wallington	1.94p(p)	Nov. 7	nil	3.12	21.57*
Stoddard Holdings	1.87p(h)	Oct. 1	5.38*	12 1/2	7 1/2
Vana Diemen's Land	12s	Nov. 15	15	24	33 1/2
Youghal Carpets	20p	Sept. 28	13 1/2	—	10
Warren Rubber	15p(q)	Sept. 28	2 1/2	—	16.87(n)
Wrensoms Stores	11.87	Oct. 13	—	—	—

* Equivalent after allowing for scrip issue. † Pence per share. ‡ Net equal to capital increased by rights and/or acquisition issues. § Net equal to last year's gross. (a) Gross of 4.3212 per cent. (b) For nine months. (c) Gross of 1.3125p. (d) Gross of 1.1p. (e) Gross of 0.625p. (f) Gross of 2p. (g) Gross of 0.735p. (h) Gross of 6.125 per cent. (i) Gross of 16.8 per cent. (k) Gross of 4.41 per cent. (l) Gross of 22.575 per cent. For 16 months. (m) For 15 months—not less than 15 per cent. was forecast. (n) Gross of 12.5 per cent. (o) Gross of 1.36p. (p) Gross of 1.05p. No further distribution anticipated.

pre-tax figure will be in the region of £1m. minimum and, on a sub-normal tax charge of 27 per cent., this puts a prospective multiple on the shares of under 7. What prevents one saying that the shares are outstandingly cheap is first, that higher quality carpets have benefited from trading-up on the part of consumers—which could easily be reversed in a squeeze; and second, that a resultant drop in orders from the U.K. weaving subsidiaries could hit Youghal's yarn exports which attract favourable tax treatment. However, there is certainly no indication of this at the moment—witness the buoyant carpet export figures—and anyway Youghal is on the lookout for a manufacturer of lower-grade carpets which would provide it with some insulation against the risk.

Statement, Page 10

Gripperods record £0.42m.

ON A SHARPLY increased turnover of £2,427,031, against £1,431,823, group pre-tax profit of Gripperods Holdings expanded from £294,405 to a record £421,394 for the year to April 30, 1973, after £186,700 (£131,600) for the first half.

Earnings per 10p share are shown to have advanced to 11.1p (7.5p).

A final dividend of 16.5 per cent. net—equal to 24 per cent. gross—lifts the gross total from 40 to 43 per cent.

The net profit came out at £267,114 (£179,172) after tax £154,780 (£115,235). The figures include 14 months' trading of the South African subsidiary.

The dividend is waived on 650,000 shares.

Gripperods manufactures carpet installation grippers and edging devices.

comment

Gripperods has turned 42 per cent. pre-tax profits growth over six months into 43 per cent. for the year, but to do so it has had to consider the 14 months of the now wholly-owned South African interests. South Africa shipped in 14 per cent. of the sales total, as its profits (compared with royalties only on a 49 per cent. equity stake last time) must have been sizeable too. However, a slowdown in the rate of advance must clearly be expected as Gripperods climbs steadily away from a modest earnings base. This year the group sees nothing to complain about in demand level so far, and at 94p a 10 1/2 p/e is not taking seriously either the record—profits quadrupled in five years—or the sheer size of the market for fitted carpeting.

comment

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ISSUE NEWS AND COMMENT

Water Preference tenders

Brokers Seymour Pierce and Co. have completed arrangements for two water preference tenders. East Anglian Water Company and Hartlepool Water Company are each issuing £500,000 7 per cent. Redeemable Preference Stock 1978 at a minimum tender price of 94 per cent.

For both issues a deposit of £10 per cent. must accompany each tender to be received by Thursday, September 6. The balances are due on Friday, September 29.

Interest on the Hartlepool stock is payable half-yearly with a first payment of £1.845 per cent. the interest on the East Anglian stock is also payable half-yearly, the first payment is £3.571 per cent. due on April 1, 1974.

comment

Both the East Anglian and Hartlepool preference stocks are identical to that of Rickmansworth. The latter issue, despite its attractive franked investment income, felt the full effects of the upheaval in the money market and was substantially left in the underwriters' hands. The stock now standing at a 1 point discount to a buyer, which is a minimum tender price for the new issues. With few signs of any confidence creeping back into the market, it would not be necessary to tender above a minimum price for stock.

Abridged details Page 31

JAMES H. LAMON

County Bank announced that 95,825 shares in James H. Lamon and Co. not accepted under terms of the recent rights issue have been sold in the market. An amount of 1,182p per share will now be paid to holders entitled provided that an amount in excess of £2 is paid. Entitlements not exceeding £2 will be paid to the Company.

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The Property Market

BY PETER RIDDELL

Cavendish Land bid enlivens quiet week

THE MAIN event of an otherwise predictably quiet week was yesterday's news that Legal and General is to make a £45m. agreed bid for Cavendish Land. This is the third sizeable bid to be made by an insurance group for a property company in under three months—the other being the Prudential's offer for Edger and the Royal's for Sterling Estates. The rationale is fairly straightforward, since, despite the recovery of the last few months, share prices are still 13 per cent. below the peak level in January. But with recent revaluations and the fact that massive surpluses most of the leading groups are now valued at large, often a third or more, discounts to asset values.

At the same time there is a continuing shortage of quality property in the market and many leading institutions are reluctant to buy with current prime yields below 4 per cent. again. Indeed the insurance companies' investment in land and ground rents fell from £198m. to £131m. last year. The obvious solution in this situation has been to buy property in package at a year. A further office building discount, especially in view of

the potential surplus from developments.

This is the context in which the three recent bids have been made and it has led some observers to question the continued existence of the independent development company. The key influence at present is the gap between the current high cost of borrowing and investment and development yields. Indeed the cost of long term money is now so prohibitively high that an increasing number of companies may choose to trade rather than re-invest and retain. Although this is anathema to the instincts of most property men it is interesting that a number of developers I have spoken to recently have talked of their interest in acquiring earnings from some source, either by dealing or by finding some activity which combines a solid income with a strong assets base such as retailing.

The main London story of the week involves the letting by Amalgamated Investment and Development of three recently completed office buildings, providing a total net area of about 165,000 square feet. The total rent is more than £800,000 a year. The largest project is a 100,000 square foot block in Old Street, E.C1 which has been pre-let to the Post Office. Donaldsons and Chamberlain and Willows were the agents. In Turnmill Street a 30,000 square foot office block plus 20,000 square feet of residential has been pre-let to Yorkie Rosenberg and Marcell. Work should be completed late next year. A further office building of 25,000 square feet is already

under construction. Barrington Laurence and D. E. and J. Levy are the agents.

The third scheme is in Queen Anne's Gate where a 33,000 square foot building has been let to the Department of the Public Prosecutor. Mellish and Harding and P. J. Broomhall and Partners were the agents. The rent was around £8.50 a square foot which underlines the strong rental growth in the Victoria Street area. This was reflected in the recent letting of New Victoria House at £9 a square foot.

Incidentally, the long lease of New Victoria House has just been sold by Grendon Securities for about £1.6m. to Hanover Property Unit Trust, the freeholder. This has worked out as quite a successful development for Hanover since the total cost of the scheme has been £3.9m., while the current market value of the building is probably at least £3m. more than this. Knight Frank and Rutley as usual advised Hanover.

Over supply of offices in Leicester

THE OFFICE market in Leicester is now passing through one of those phases, common to most provincial towns at one time or another, when the pace of development outstrips demand and there is a glut of space. A survey earlier this year showed that out of 5m. square feet of floorspace in the central area

just over 600,000 square feet was empty with another 700,000 square feet under construction. While this has created considerable problems for developers with fringe schemes, well-sited, central projects are reasonably well placed.

Investment and Property Holdings, for example, has now let nearly half of its 8,600 square feet office building at 142 Charles Street, near the main railway station. Rents are up to £1.63 a square foot. Jones Lang Wootton was the letting agent. IPI has also now completed and let its shopping and office scheme in Gallowtree Gate.

Another Leicester story is that four floors of a new 12-storey block at 60, Charles Street have been let at rents of more than £1.50 a square foot. The block, which has a total area of nearly 50,000 square feet, was developed by South Bank Estates with Jones Lang and J. Jarrom and Son as the agents.

The city's over-supply problem has prompted the local authority to impose restrictions on new developments of more than 15,000 square feet. These must satisfy certain criteria and either be pre-let, part of a larger complex, or on a site needing redevelopment. There are nevertheless a number of schemes already in the pipeline. Town and City, for example, has recently begun work on a 21,000 square foot office development at 19-29, Princess Street. The building should be completed in October, 1974. Bonfield Hirst and Co. is the agent. The same firm, along with Brown and Merry, will be marketing a 17,000 square foot office development in New Walk, which has recently received planning permission. Galliford Brindley Properties is the developer.

On a nearby site in Welford Road, which is adjacent to New Walk, Fawbridge, a subsidiary of the Elkval Group, is develop-

ing a new 20,000 square feet office scheme. Bonfield Hirst is the agent, acting jointly with Leavers. As with all the other schemes mentioned the intriguing question is whether the confidence of the current announcements will be matched by a series of successful lettings.

Arrowcroft's industrial expansion

SEVERAL OF Arrowcroft Investments' recently announced projects have been in the office or town centre field yet it is still very active in the industrial sector, for which it was originally best known. The three main local authority partnership schemes at Chesterfield, Worsley and Ramsgate are all now making some progress and the group has recently acquired three further small sites in the southeast. At Wantage, work will start in the autumn on a 15,000 square foot pilot phase of a new warehousing units. Rents will be about 75p a square foot. The second scheme is at Victoria Gardens in Burgess Hill where

30,000 square feet of space is being built. The rent is likely to be more than £1 a square foot. The other project is at Alton in Hampshire, where another 20,000 square feet unit is to be developed on the Mill Lane Industrial Estate with a probable rent of about £1 a square foot.

Other industrial news is that Westminster Bunting has now completed and let 250,000 square feet of space (60,000 square feet of it new) on the 25-acre former AEI site at Woolwich. The company, which has a 125-year lease on the site from the Co-operative Insurance Society, is currently developing 120,000 square feet of new warehouse space and is renovating 130,000 square feet of existing units. About 70,000 square feet of this stage has been pre-let and when this section is completed in the next few weeks a further phase of 150,000 square feet will be developed. As in other parts of the south east there has been a strong demand for units this year—partly helped by the relatively low rent of 70p a square foot on the renovated multi-storey premises. New units are being offered at £1.25 a square foot.

In Surrey, Three Stars Properties has now let the majority of the units on its new 100,000 square foot estate at Egham. Warehouse units have just been let at about £1 a square foot—underlining the buoyancy of the market in Surrey at the moment. The only unit remaining is a 25,000 square feet refurbished factory. King and Co. and Garrard Smith are the agents.

In West London, Wilkinson Sword has sold the freehold of its factory and offices in Southfield Road, Acton, for £650,000 to Fortress Trust. And, as another part of its U.K. reorganisation programme, the company has sold the leasehold interest in an office and warehouse building of 30,000 square feet on the Great

The Financial Times Friday August 31 1973

West Road, in Brentford, to the Beecham Group which occupies nearby premises. Matthews and Goodman advised Wilkinson, while Fuller Peiser acted for Beecham.

Completing the roundup of the industrial scene, General Accident has recently bought a 2.35 acre industrial site in Blackpole Road, Worcester for £380,000. The site is to be developed by Mackenzie Hill with 54,000 square feet of warehouse space which has been pre-let to part of the Wolsey-Hughes group. Donaldsons acted for General Accident.

MEPC Housing, the group recently formed residential subsidiary, has bought a two-acre site at Sea Walls, Clifton Down Bristol, where planning permission has been obtained for flats. This acquisition is in line with the group's policy of developing homes in the quality and price brackets. The company also has residential schemes under development at Hastings, Bexhill, Guildford, Cooden Beach and Warsash. The largest of these projects will, at Guildford where more than 60 flats and nearly 40 maisonettes are to be built on a site just Portsmouth Road.

Peterborough Development Corporation's £400m. plans for the rapid expansion of the town over the next decade came in some stiff criticism this week from Sir Harmor Nichols, local Tory MP, who argued the proposed influx of incomers. Nevertheless, the area was not prepared to move ahead and the corporation has just received go-ahead from the Government for another stage in its plan—the £1m. Midgate shopping office development. This is for two four-storey blocks containing 10 new and 87,000 square feet of office space. Demolition of the existing buildings on the site has been completed and building will begin in November. The shops should be completed by the end of next year, the offices should be ready the summer of 1975.

Telegraph Properties is to carry out a £1.5m. office development in the centre of Glasgow in partnership with Standard Life

Assurance. Work has already started on the scheme, which is on a corner site at West Regent Street and West Nile Street and will provide 30,000 square feet of air-conditioned space. The development is close to the Stock Exchange. Conrad Ribb and Company and Webster and Company are the letting agents.

OUT AND ABOUT

In Sheffield, Gauntlett Developments, the commercial and office subsidiary of Slough Estates, has acquired the Grand Hotel. No price has been disclosed but planning consent has already been received for a development consisting of 157,000 square feet of office and commercial space plus parking. Work will start immediately with Eadon Lockwood and Riddle as the agent. Gauntlett, formed last year, already has office schemes in both Watford and Brussels. Other Sheffield news is that four floors of Dyson House, a Star (G.R.) scheme near the railway station, have been let to Grattan Warehouses and Buchanan Finance. This accounts for nearly half the space available in the 52,000 square foot block. The rent is understood to be about £1.25 a square foot with Jones Lane Wootton, Henry Spencer and Sons and Eadon Lockwood and Riddle as the agents.

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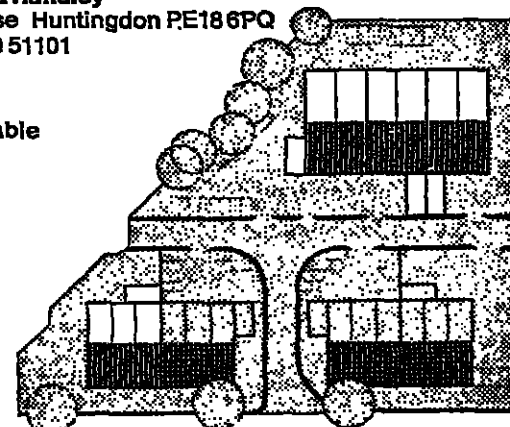
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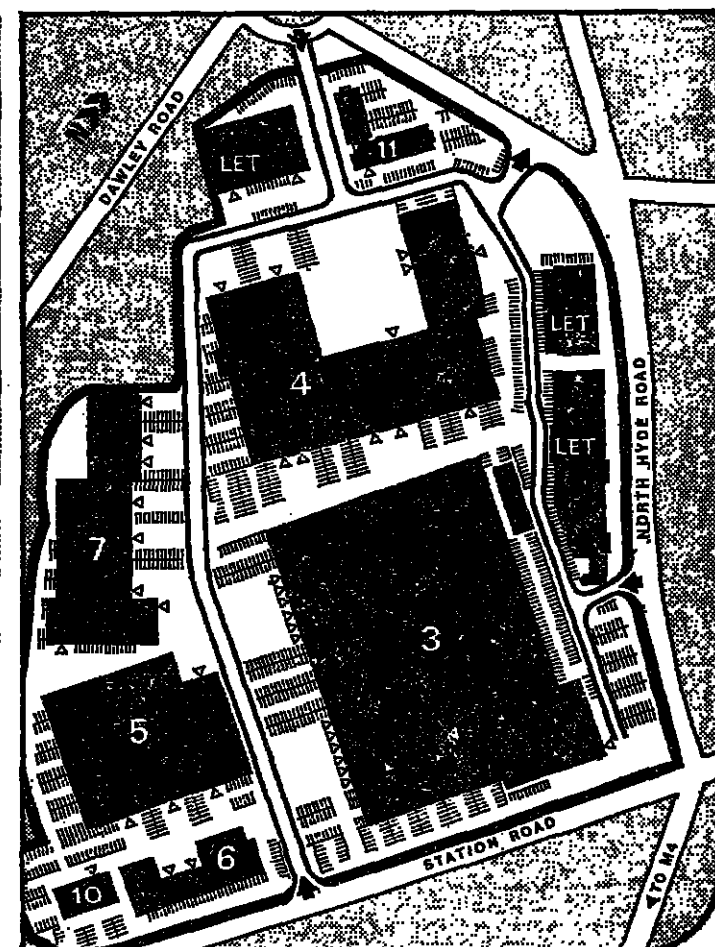
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Allende's Chile — hovering between chaos and reform

From HUGH O'SHAUGHNESSY, Santiago, August 30

IT WOULD be an easy task to argue that Chile is on the brink of a bloody and cruel civil war and that the next few weeks will produce a bloodbath here. It would be equally easy to marshal arguments that civil war is impossible and that the British newspapers and television companies are spending time and money reporting on an exotic South American story because there is little of interest or importance happening during a northern hemisphere summer.

Both views are justifiable because the Chilean situation is extremely fluid and never has the future been more difficult to forecast. The optimists put forward the following arguments. They admit the political situation here is bad. The three years that have passed since Dr. Salvador Allende assumed office in 1970 for a six-year term as the first Marxist President of any country to win free and mean Parliamentary elections have produced great tensions in Chile.

The president has used the wide executive powers he has under the constitution to push ahead with a socialist programme which has thoroughly frightened his adversaries, who view with alarm the possibility of Chile becoming some Latin American Czechoslovakia. At the same time the opposition—the Christian Democrats, Chile's largest single party, and the right-wing Nationalists—has made it impossible for Allende to carry through any legislative programme or to alter the constitutional rules of the game to suit his own needs. The middle class and the working class have polarised round the opposition and the Government respectively. But, the optimistic argument goes, despite great tension the two sides are about evenly matched. As a result, neither side wants to risk a trial of strength which it has no certainty of winning.

Constitution

What is more, the armed forces now act as a shock absorber. After much internal debate senior officers are now fully united on what they want to do and how they mean to do it. They have made clear, the optimistic argument goes, that they are there to defend the constitution. If the Government wants to mobilise the working class in an effort to push through some sort of rapid socialisation through mob pressure it will be restrained by force, while the military will equally see to it that the middle classes will not use their tremendous financial and professional resources to act unfairly against a popularly



Santiago students in demonstration clash with police.

elect and legally constituted President. At the same time the armed forces will act to crush the small guerrilla factions of the far right and the far left.

The armed forces mean to impose peace because peace is necessary to economic recovery. And without both peace and economic recovery Chile will never be able to defend its frontiers against envious neighbours. The senior officers see their supreme task as the defence of Chile's frontiers. This is a nightmare task in a country thousands of miles long and only a few miles wide in places. Both Argentina and Bolivia currently have arguments with Chile about boundaries, and in the past Peru, Chile's third neighbour, had arguments too.

Therefore, the optimists conclude, Chileans have no option but to choke back their political passions and muddle on till 1976. Then the military will see to it that new elections are held and voters given the chance to decide whether they want to confirm a Marxist Government in power for another six years or to chuck out Allende and his colleagues for good. After all, the optimists say, Chile is almost alone in South America in having a Parliamentary democratic tradition and this has seldom failed her.

The pessimists, with a great deal of justification, see it a lot differently. They say that the three years of Allende Government have done nothing but exacerbate the tensions within Chilean society to a point where they will have to be resolved

sooner or later through violence. The working classes have been given the promise and a brief glimpse of a new life free from hunger, exploitation and degradation and have become impatient with a bourgeois parliamentary system which was never able to produce a very just or humane society.

On the other hand, the upper and middle classes, having had the first whiff of a Marxist revolution, are equally determined that socialism shall not come to Chile. They will defend their privileges with whatever means they can muster. The first signs of a last-ditch conflict, it is argued, are at hand. The middle classes, unable to curb Allende's executive power by action in Congress, are using their economic power and influence in the country. The month-long strike of hauliers and shopkeepers last October which is being repeated again to-day shows that the middle classes are prepared to bring the country to a grinding halt and risk a massive popular backlash rather than allow Allende to continue in office.

The aid given by the Christian Democrats and the Nationalists to the strike of miners this June also shows that Allende's adversaries are prepared to cut off exports of copper which supplies nearly four-fifths of Chile's foreign earnings and thus drive the country towards bankruptcy. If this offers a chance of tipping Allende out of office.

The pessimistic argument goes on to say that the groups at the extreme ends of the political spectrum are getting stronger at the expense of the moderates in

the centre. On the Left, the MIR (Movement of the Revolutionary Left), and its allies are stockpiling arms in hundreds of factories which the workers have taken over from their lawful owners, while on the Right the neo-fascist Patria y Libertad movement which two years ago was a ridiculous boy scout affair, is now becoming a force to be reckoned with—its members are polishing their rifles and counting their ammunition in the middle-class residential districts of every major city of Chile, and occasionally salting out to commit acts of sabotage.

Divided

Those who see civil war round the corner say that the armed forces are not the bulwark against chaos that they seem. Behind the facade of unanimity the generals and admirals are deeply divided and the tension which accompanied the resignation of General Carlos Prats from the post of Army Commander-in-Chief and Defence Minister, of General Cesar Ruiz from the command of the Air Force and the Ministry of Public Works and Transport and of the Navy commander, Admiral Montero, over the past fortnight have demonstrated clearly that all is not well.

Even if they were at one, the argument goes, the senior officers are anyway powerless to stop polarisation among lower officers and the rank and file. The abortive coup at the end of June by a handful of tanks which machine-gunned the presidential palace here under the command of a colonel shows that middle-grade officers are heading the siren voices of the Patria y Libertad extremists who want the armed forces to rise up against Allende. At the same time the alarm in the fleet earlier this month equally demonstrates that the MIR is at work, slowly but surely sub-

verting the loyalty and discipline of the other ranks. Thus, it is argued, the main ingredients for a civil war, a polarisation of the population and a split among the armed forces who control the real fighting weapons, are present to-day in Chile as they were in Spain in 1936.

Such are the arguments that with greater or lesser degrees of detail and sophistication the optimists and the pessimists of all political persuasions are putting forward to-day. So delicate is the equilibrium of events here at the moment that any uncommitted observer and many Chileans are wafted from optimism to pessimism from one day to the next, indeed from one news broadcast to another.

What is obvious is that civil war will not be avoided without a strengthening of the political forces of the centre. Allende, the senior officers, moderate members of the main opposition party, the Christian Democrats, and the Chilean Communist Party all agree on this (the Chilean Communist Party, a loyal Muscovite organisation which with Dr. Allende's own Socialist Party is the principal component of the Government coalition, is playing a very cautious centrist strategy at the moment which contrasts markedly with the revolutionary fervour of the MIR).

Not for the first time the idea is being put around that moderates of all political stripes, Christian Democrats, Communists, Socialists and Radicals, should all get together in some new popular revolutionary party which would be ideologically an extraordinary hybrid but whose members would all be united in wanting social change without bloodshed.

Up to now one of the main stumbling blocks to this development has been the attitude of the leaders of the Christian Democratic Party, principally Dr. Allende's predecessor, the presidency, Senator Eduardo Frei, who has pushed his Party to the Right and has stood against any co-operation with the Government. Now, however, if the growing discontent of many Left-wing Christian Democrats is translated into action, the Christian Democratic Party, or large sections of it, could move perceptibly towards the Government and towards the idea of this new Centre Party.

Inflation

In the wings stands the hooded executioner of every Party's policy—inflation. The cost of living is rising to-day by about 300 or 400 per cent per annum. There is a black market for everything, especially food. The dollar, which was changing hands under the counter six years ago for 7 escudos will now fetch more than 2,000 escudos. In the past few weeks the 1,000-escudo note has made its expected appearance. It is a handsome and well-made piece of paper but it should be sending shivers down the back of every politician in Chile.

Green Shield sets up two subsidiaries

BY DAVID WALKER

GREEN SHIELD Trading has set up two subsidiary companies to provide back-up services for all the companies in the sphere of interest of Mr. Richard Tompkins, Adams and Mr. A. Wilson have been named associate directors. The directors of Green Shield Corporate Services are Mr. L. G. Abilt, Mr. R. Alton, Mr. E. A. Howes, Mr. T. B. Mackerness, Mr. J. P. O'Callaghan, Mr. D. L. Slobom, and Mr. J. R. Wilsher. Mr. D. L. Andrews, Mr. A. Heap, and Mr. P. J. Richards have been appointed associate directors, and Mr. P. R. E. Reynolds has been named as company secretary. Also announced was the appointment of Mr. A. R. Wilson as an associate director of Argos Distributors.

Cleaning of buildings may take £12m. in 1973

EFFECTS of the Government grant scheme for the restoration of old and dirty buildings, together with a greater general awareness of environmental problems, could result in up to £12m. being spent this year on the cleaning of public and private buildings, Mr. Marcus Turnbull, chairman of Chemical Cleaning Services, said yesterday in London.

The other company, concerned solely with extending the trading stamp operation, is Green Shield Sales (U.K.).

Mr. R. Lowe has been appointed a director of Green Shield Sales (U.K.), and Mr. E. Adams and Mr. A. Wilson have been named associate directors.

The directors of Green Shield Corporate Services are Mr. L. G. Abilt, Mr. R. Alton, Mr. E. A. Howes, Mr. T. B. Mackerness, Mr. J. P. O'Callaghan, Mr. D. L. Slobom, and Mr. J. R. Wilsher. Mr. D. L. Andrews, Mr. A. Heap, and Mr. P. J. Richards have been appointed associate directors, and Mr. P. R. E. Reynolds has been named as company secretary. Also announced was the appointment of Mr. A. R. Wilson as an associate director of Argos Distributors.

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Export Import Trading Company. Purchaser wishes to acquire U.K. based Trading Company, primarily active in UK/Middle East/Africa with Warehouse facilities in the U.K. and possibly overseas. Continuity of Management desired. Price range £1m.-£1m. Write Box E.1052, Financial Times, 10, Cannon Street, EC4P 4BY.

PLASTICS TRADE MOULDING COMPANY

To meet extra demand in our own operation, we wish to acquire controlling interest in a Trade Injection Moulding Company in Southern England. Dimensional material, but must have room for expansion up to capacity of 50 to 80 moulding machines with good shop floor and engineering management. Preferably own toolroom. Apply: M. K. Collins Reed Building Products Ltd. Maidstone, Kent. Telephone: MAIDSTONE 70010/77811

INDUSTRIAL DEVELOPMENT

A quoted public property company is interested to acquire either an interest in the outright purchase of a company engaged in industrial property development. Write in confidence to the Managing Director, Box E.1014, Financial Times, 10, Cannon Street, EC4P 4BY.

PRIVATE COMPANY

wishes to buy steel fabrication and erection and roofing and cladding companies with turnover £250,000-£750,000 per annum. All locations considered. Essential: present management is retained write Box E.1051, Financial Times, 10, Cannon Street, EC4P 4BY.

FOR SALE

WHOLESALE DISTRIBUTORS

Working Proprietor wishing to retire offers business, est. 16 years, trading wearing apparel, linens, carpets, etc. Turnover £225,000 increasing. Good profit record, modern newly equipped ground floor property 9,000 sq. ft.

20-Year Lease Expanding Midland Town. Excellent potential for expansion. Write Box E.1046, Financial Times, 10, Cannon Street, EC4P 4BY.

FOR SALE

51% of Quoted Company with pre-tax profits in excess of £100,000. Average take-over considered. Principals only apply to Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

SMALL PROPERTY COMPANY

FOR SALE: 2 separate commercial/industrial freehold units and one residential freehold unit. All three are in the City of London. Write Box E.1051, Financial Times, 10, Cannon Street, EC4P 4BY.

FOR SALE

FOR SALE, reasonable price Near Rugby close to M1—Transport Business with large premises, Vehicles and Contract. Net profit £12,000. Full particulars from: L. Lennox Martin Limited, 15a, Londona Street, Birmmham, 15a. Telephone: Service Centre 26234.

HOTELS FOR SALE

SOUTH WEST COAST

with frontage to natural harbour with moorings—AN EXCEPTIONAL HOTEL IN THE PRESTIGIOUS CLASS providing leisure facilities for 100 guests with over 65 PRIVATE BATHROOM BEDROOMS—At present operating for just over 6 months annually, the hotel of the May will be available for sale. So suitable for a variety of uses. (Owner's accommodation may easily be created in several different ways) or addition to the existing hotel. The hotel is situated on a prime site of about 2,100,000 sq. ft. with realistic profits in keeping with the all-in asking price of £750,000. £500,000 terms also available—Full details in confidence to principals only from Sole Agents:

HAMMERSLEY, KENNEDY & CO. 18, St. George St., Manchester, M.1. Tel. No. 61-22 6857

REQUIRED

SUBSTANTIAL MOTOR GARAGE BUSINESSES

WITH ONE OR MORE IMPORTED CAR FRANCHISES

ALL MAJOR TOWNS LONDON—(M4)—BRISTOL

★ Unlimited Funds ★ Immediate Decisions ★ No Commission required

Details in confidence (Ref. C.O.) to PRALL CHAMPION & PRALL

74/76 Spital Street Dartford 28891

WAREHOUSE/DISTRIBUTION COMPANY WANTED

N.W.10 OR NEAR We are interested in acquiring the above for cash or would consider lease. Covered area must be 40,000 sq. ft. or more. Freehold or good lease. Need not be profitable currently. Reply to: Managing Director, Box E.1047, Financial Times, 10, Cannon Street, EC4P 4BY.

ADVERTISER

is interested in securing a small DROPPHAMMER FORGE capable of manufacturing forgings up to a weight of 4 lb. Write in confidence to the Managing Director, Box E.1050, Financial Times, 10, Cannon Street, EC4P 4BY.

ENGINEERING BUSINESS

with manufacturing and assembly facilities. Need not be profitable making. Staff required to remain. Location Midlands or surrounding counties. Non profit making part of existing business might suit. Details etc. in confidence to Box E.0951, Financial Times, 10, Cannon Street, EC4P 4BY.

PUBLIC COMPANY SHELL

or arranged takeover to secure quotation by group of property companies developing, investing and dealing with assets of around One Million pounds and profits in the order of £250,000-£300,000 p.a. Please write in confidence to Box E.1054, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED

An Active well organised Company Director with additional interest in the Construction / Building / Property Maintenance held in the North West (Lancashire, Merseyside, Cheshire, Greater Manchester, Yorkshire, etc.) areas. Any reasonable prospectus that would involve injection of Capital and Time would be considered. Please write to Box No. E.1048, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED

Part or whole established running concern in India. Also new collaborations. Write Box E.1020, Financial Times, 10, Cannon Street, EC4P 4BY.

EXPANDING GROUP OF RETAILERS

wishes to purchase small group, situated in the Midlands or North of England. Write Box E.1015, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED

to purchase Caravan Park in the Midlands or North of England. Write Box E.1015, Financial Times, 10, Cannon Street, EC4P 4BY.

NOTICE OF ISSUE

Application has been made to the Council of The Stock Exchange for the undermentioned Stock to be admitted to the Official List.

EAST ANGLIAN WATER COMPANY

(Incorporated in England by Special Act of Parliament in 1953) Offer for Sale by Tender of £500,000 7 per cent. Redeemable Preference Stock, 1978

(which will mature for redemption at par on 1st October, 1978) Minimum Price of Issue — £94 per £100 Stock

This Stock is an investment authorised by Section I of the Trustee Investments Act 1961 and by paragraph 10 (as amended in its application to the Company) of Part II of the First Schedule thereto. Under that paragraph the required rate of dividend on the Ordinary Capital of the Company was 4 per cent but by the Trustee Investments (Water Companies) Order 1973 made, subject to the Statutory Instruments Act of 1946, by the Treasury under the Finance Act 1973 on 3rd August, 1973, such rate was reduced to 2.5 per cent in relation to dividends paid during any year after 1972.

Tenders for the Stock must be made on the Form of Tender supplied with the Prospectus and must be accompanied by a deposit of £10 per £100 nominal amount of Stock applied for and sent in a sealed envelope to Harmond Banner & Co., New Issues Department, 24 Farringdon Street, London, EC4P 4DL, marked "Tender for East Anglian Water Stock," so as to be received not later than 11 a.m. on Thursday 6th September, 1973. The balance of the purchase money is to be paid on or before 28th September, 1973.

Copies of the Prospectus, on the terms of which alone Tenders will be considered, and Forms of Tender may be obtained from: SEYMOUR, PIERCE & CO. 10, Old Jewry, London, EC2R 3EA. BARCLAYS BANK LIMITED, 62, High Street, Lowestoft. or from the Offices of the Company at 163, High Street, Lowestoft, and 84, York Road, Great Yarmouth.

NOTICE OF ISSUE

Application has been made to the Council of The Stock Exchange for the undermentioned Stock to be admitted to the Official List.

HARTLEPOOLS WATER COMPANY

(Incorporated in England by Special Act of Parliament in 1946) Offer for Sale by Tender of £500,000 7 per cent Redeemable Preference Stock, 1978

(which will mature for redemption at par on 1st October, 1978) Minimum Price of Issue — £94 per £100 Stock

This Stock is an investment authorised by Section I of the Trustee Investments Act 1961 and by paragraph 10 (as amended in its application to the Company) of Part II of the First Schedule thereto. Under that paragraph the required rate of dividend on the Ordinary Capital of the Company was 4 per cent but by the Trustee Investments (Water Companies) Order 1973 made, subject to the Statutory Instruments Act of 1946, by the Treasury under the Finance Act 1973 on 3rd August, 1973, such rate was reduced to 2.5 per cent in relation to dividends paid during any year after 1972.

Tenders for the Stock must be made on the Form of Tender supplied with the Prospectus and must be accompanied by a deposit of £10 per £100 nominal amount of Stock applied for and sent in a sealed envelope to National Westminster Bank Limited, New Issues Department, P.O. Box No. 19, Deans Gardens, 12 Throgmorton Avenue, London, EC2P 2BD, marked "Tender for Hartlepool Water Stock," so as to be received not later than 11 a.m. on Thursday 6th September, 1973. The balance of the purchase money is to be paid on or before 28th September, 1973.

Copies of the Prospectus, on the terms of which alone Tenders will be considered, and Forms of Tender may be obtained from: SEYMOUR, PIERCE & CO. 10, Old Jewry, London, EC2R 3EA. NATIONAL WESTMINSTER BANK LIMITED, 48 Church Street, Hartlepool, TS24 2EL. or from the Offices of the Company at 3, Lancaster Road, Hartlepool, TS24 8LW.

WALL STREET + OVERSEAS MARKETS + FOREIGN EXCHANGES

Demand lacking and rally faces out Sterling weaker

BY OUR WALL STREET CORRESPONDENT

THE RALLY petered out on Wall Street today, when follow-through demand was lacking and there was little in the new back-ground to sustain market interest. After opening another 3.46 up at \$86.89, the Dow Jones Industrial Average slowly reacted to \$82.33, but a net loss of 0.90. The NYSE All Company Index finished unchanged at \$55.59, after rising 11 cents to \$56.50, while gains fell by \$22 to \$30. Trading volume dropped by 3.59m. shares to 12.1m.

In the economic news, factory orders in July rose by a small amount after a strong gain in the previous month, on a month-to-month basis. Bonds closed mixed in quiet trading. Government's finished areas, with prices off 0.20 to 0.10. Longer maturities were irregular, within a quarter point range.

Glaucous and Blue Chips retreated. Polaroid fell \$1.10 to \$11.67. Du Pont \$1.10 to \$15.80. Disney \$2.10 to \$8.51. Schlumberger \$2.10 to \$11.57. and Procter and Gamble \$4.10 to \$9.71.

Most actively-traded stock Philip Morris slipped \$1 to \$11.50. It announced an increased dividend and a management shakeup. Aluminum gained ground. Martin Marietta picked up \$1 to \$8.94. Reynolds rose \$1.10 to \$22.10. Kaiser Aluminum \$1 to \$22.10. Alcan \$1 to \$32.10. American Metal Climax \$1 to \$34.10. and Alcoa \$1 to \$37.10.

Retail stocks improved on increased August sales. J.C. Penney \$1 to \$11.10. Sears \$1 to \$11.10. Broadway-Hale Stores \$1 to \$3.20. Safeway \$1 to \$3.40. and A & P \$1 to \$3.10. Sears added \$1 to \$8.61. J.C. Penney \$1 to \$7.70. and Zayre \$1 to \$7.10.

Corning Glass advanced \$1 to \$11.01. U.S. Life \$1 to \$22.10. Owens-Illinois \$1 to \$22.10. Libby's \$1 to \$22.10. Densply \$1 to \$22.10. Arthur G. McKee \$1 to \$22.10. and Caterpillar \$1 to \$22.10.

Food issues also moved up. Koolhae tacked on \$1 to \$18.10. Southland \$1 to \$18.10. Foods \$1 to \$22.10. General Mills \$1 to \$22.10. and Standard Brands \$1 to \$22.10.

American Finance System jumped \$2.10 to \$18.10. First Chicago rose \$1 to \$22.10. Ramada Inns gained \$1 to \$22.10. Zayre improved \$1 to \$22.10. Ashland Oil gained \$1 to \$22.10. on its forecast of higher net earnings for the year.

The American SE Index rose another 3 cents to \$22.32, while advancing issues led declines by \$3.90 to \$17.10, in a volume of 1.833m (1.88m) shares.

Mansfield Tire fell \$1 to \$3.10, on volume of 115,000 shares with a block of 700,000 shares at \$3.10.

Kaiser Industries increased \$1 to \$22.10. and Syntex jumped \$1 to \$10.10, but TWA Warrants declined \$1 to \$5.

Alcoa Consolidated Mining gave way a further \$1 to \$30.10. U.S. Reduction jumped \$1 to \$13.10. expects record earnings for the third quarter and also the year.

Imperial Oil gained \$1 to \$43.10, but Bowmar dropped \$1 to \$34.10.

PARIS—Well maintained in moderately active trading. Buildings, Foods, Stores, Electricals, Metals and Chemicals all tended higher. Banks and Portfolio Companies were resistant, while Motors, Rubbers and Oils were narrowly mixed. Engineering was steady.

Carrefour was up Frs.70 to 3,770. Galeries Lafayette Frs.75 to 143 and Printemps Frs.67 to 122.

In Foreign Issues, Americans and Oils were firm, Germans and Dutch issues steady, while Belgians and Coppers drifted slightly lower. Golds were mixed.

BRUSSELS—Petroles rose Frs.170 to Frs.730, while covered Frs.170 to Frs.730, while UCB rose Frs.45 to Frs.320 in Chemicals. In Steels, Cockerill put on another Frs.6 to Frs.134 on favourable comment. Holdings and CB Enterprises were also lower in Stores, as were St. Roch and Andre Dumont in Industrials.

Peugeot and Dutch stocks gained ground, but Golds were easier and Beolag and General Motors declined.

MILAN—Firm trend in continued subdued trading. All leading Industrials gained ground except Olivetti Privileged, which eased slightly. Mediobanca put on Lire to the 73.00 in Steels. Banks, while Assicurazioni Generale rose Lire 1,550 to 74,000 in Insurance.

Bonds were quietly steady. AMSTERDAM—Dutch Internationals were generally firmer on fresh demand and short-covering.

Plantations and Investment Funds were steady, but Shipping weakened while Banks firm. Insurance, consolidated Wednesday's gains. The Local Sector was generally firm led by Heineken and CB Enterprises. Wednesdays gains were weak on lower first half-year sales.

GERMANY—Mixed trend in trading, with markets cautious in the face of the end-month rise in Money Market rates as banks stocked up their minimum reserves.

Among Motors, BMW advanced DM5 to DM251 and Daimler went up DM3 to DM34. Banks also rose, Chemicals and Electricals were mixed, while Steel and Utilities were generally steady with the exception of Mannesmann, which eased DM1.5 to DM16.1. The Building sector eased sharply. Hansag fell DM2 and Porsche-Zementwerke Heidelberg DM15.

SWITZERLAND—Markets were generally steady in continued cautious trading. Banks were well maintained. Continental Linien-Union "A" and "B" each rose on active buying, attributed to continued good earnings prospects and possible reorganisation plans.

OSLO—Banks and Insurance were barely steady. Industrials steady. Shipping firm and Oils quiet trading.

COPENHAGEN—Easier, with the exception of little changed Banks.

TOKYO—Market edged up throughout the day in limited trading, with dealers encouraged by the overnight gain on Wall Street. Volume 110m. (120m.) shares.

Dealers showed interest in Chemicals, which are expected to produce good results for the current term in view of a sharp rise in chemical product prices. Tokai Chemical Y8 to Y20.5. Kurita Chemical Y8 to Y20.5. Leading Securities firms bought "large-capital" issues apparently in an attempt to encourage the Nikkei Steel rise Y7 to Y16.5. Mitsui Shipbuilding Y5 to Y42.5 and Fuji Electric Y6 to Y14.5.

Sony finished Y20 off at Y45.90. Specialised in Y10.10. Helvia Real Estate, advanced Y23 to Y50.4.

AUSTRALIA—Mining shares recovered strongly in active trading. Many Industrials also were up.

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NEW YORK, August 30.

STERLING again lost ground three-month 0.03c to 2.78c, but against major currencies in the six-month narrowed 0.05c to 4.70c, although the 12-month average depreciation widened 0.27c to 8.47c.

The Washington Currency Agreement of December, 1971, widening to 17.15 per cent, and Wednesday's 17.07 per cent, and Tuesday's 16.88 per cent. At the same time, the pound reversed the previous day's upward against the Swiss francs fell 75 points to dollar, falling 75 points in London Frs.3,030 to the dollar, French inter-bank dealings to \$2,457.00 (for a loss of about 0.30 Frs.4,310, and 25 points financial per cent). The dollar was stronger against many, but not all, while Dutch guilders lost 95 points to dollar, falling 95 points to Frs.3,725. Belgian francs were shown gains in terms of some 7c, firmer on convertible account, major units. A fair level of activity was reached at times. The gold price in London to spot settlement was for Tuesday \$104.68 an ounce, from Wednesday's \$104.106 an ounce, in moderate business, in which European industrial buying was less marked than had been the previous day. The market opened at the previous level of \$104.106, while the morning fix was at \$105.75 (\$42,935). A one-month discount on forward sterling, against the second of widened 0.12c to 0.35c, and the second of widened 0.12c to 0.35c, and the second of widened 0.12c to 0.35c.

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STOCK EXCHANGE REPORT

Leading equities fail to sustain recovery movement
Index unaltered at 417.7—Interest in bid situations

ACCOUNT DEALING DATES

Option

First Declared Last Account

Dealings (ons Dealings Day

Aug. 13 Aug. 31 Sept. 11

Sept. 13 Sept. 13 Sept. 25

Sept. 27 Sept. 27 Sept. 28

Sept. 29 Sept. 29 Sept. 30

Sept. 31 Sept. 31 Sept. 31

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Corporations were adjusted lower

in places

Wall Street's strong overnight

trend failed to inspire fresh

demand for investment currency

and the premium eased back to

100 per cent, before steadying

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hold an early improvement to

245p and closed unaltered at 241p.

News that the House of Fraser

offer for Army and Navy will not

be referred to the Monopolies

Commission brought great relief

to recent investors in the latter

which jumped to 245p in response

to the announcement; a small

amount of profit-taking, however,

brought the price back to 241p

before the persistent demand through-

out the afternoon helped to

share close 70p higher on balance

at the day's best of 248p. With

the afternoon improvement to

245p and closed unaltered at 241p.

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amount. In contrast, second-line

issues made rises of up to 5p

including Edgar Pickering, at

128p, and Hall Engineering, at

94p, down 4p, while H.

Brammer eased 2p to 90p on the

interim results. Australian issues

made a better showing than the

recent sharp setback. Broken Hill

Proprietary regained 5p to 532p

and Thomas Nationwide a similar

amount to 156p.

Little of interest developed in

Motors which tended a shade

down, British Leyland ended

4p more at 281p. Brown Bros. and

Albany, in Components, ended

3p higher at 42p, after 43p, on the

good interim results and favour-

able second-half year, while Har-

rold Industries improved 1p to 25p

on speculative interest. Among

Garages, Lex rose 5p to 22p and

Kettering up 2p to 110p. Bristol

Group rallied 2p to 48p pending

details of the company's offer for

Griffiths Bentley.

Still benefiting from recent

comment on investment and bid

possibilities, Inveresk moved up

2p more to 94p. Paper/Petrol

rose 1p to 100p. The Ordinal

Group moved up 1p to 100p.

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interest. Among Garages, Lex

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up 2p to 110p. Bristol Group

rallied 2p to 48p pending

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2p more to 94p. Paper/Petrol

MONEY MARKET

Moderate assistance

Bank of England minimum lending rate 11½% (since July 27, 1973).

Day-to-day credit proved to be shorter supply in the London market yesterday than at first expected and the authorities gave a moderate amount of assistance by buying Treasury bills from the Discount Office.

Initially, a fair balance was maintained, but as the day went on it became apparent that the market was becoming tighter than Government disbursements. In addition, a marginal shortage was carried over by the banks from the previous day, and there was a net take-up of Treasury bills. Allowing for the changed view of the Government revenue-disbursements flow, the identified factors suggested an official help requirement broadly on the scale of that given.

A rate of 8½-9½ per cent. was commonly bid for secured call loans, and 10½ per cent. for unsecured. The market was touched in places, while the bulk of the market was again highly unsecured, and the overnight loans opened in places at a rate of 12 per cent., but business was transacted at levels down to 11½ per cent. and 11½ per cent. or so, though some later deals were done at 12½ per cent.

In the various short-term fixed period markets, rates showed various adjustments, including both increases and decreases, but no clear trend was evident. The three-month sterling certificate yield ended at 14½-15½ per cent. against 14½-15½ per cent. on Wednesday. The underlying condition of the market was again highly unsecured, and the rates given in the table below are again largely nominal.

Aug. 30 1973	Sterling Certificate of deposits	Local Authority deposits	Local Authority bonds	Finance house deposits	Company deposits	Discount market deposits	Treasury bills	Bank bills	Prime trade bills
Overnight	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½
Days notice	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½	11½-12½
One month	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½
Three months	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½
Six months	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½
One year	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½
Two years	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½
Three years	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½	14½-15½

Local authorities and finance houses seven days' notice, other seven days fixed. *Long-term local authorities rates are based on a 12½ per cent. for three years; 12½ per cent. for four years; 12½ per cent. for five years; and 12½ per cent. for six years. The rates are for the first day of the month. The rates are for the first day of the month. The rates are for the first day of the month.

TEA & COFFEE (20) ... 111.00

TRAMWAYS & OMNIBUS (5) ... 111.00

WATERWORKS (21) ... 111.00

NEW "HIGHS" AND "LOWS" FOR 1973

NEW "HIGHS" (12)

SPECIAL LIST AUGUST 30 (3)

RULE 163 (1) (e)

AUGUST 30

ARMY AND NAVY ... 111.00

ARMY AND NAVY ... 111.00

ARMY AND NAVY ... 111.00

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BANK BASE RATES

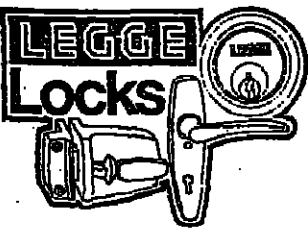
Allied Irish Banks Ltd.	11 1/2
Anglo-Eastern Bank	11 1/2
Anglo-Portuguese Bank	11 1/2
Banco de Bilbao	11 1/2
Bank of Cyprus	11 1/2
Bank of India	11 1/2
Bank of London	11 1/2
Bank of Middle East	11 1/2
Bank of New South Wales	11 1/2
Bank of North Africa	11 1/2
Bank of Persia	11 1/2
Bank of Portugal	11 1/2
Bank of Spain	11 1/2
Bank of Siam	11 1/2
Bank of South Africa	11 1/2
Bank of the East	11 1/2
Bank of the Orient	11 1/2
Bank of the South Seas	11 1/2
Bank of the West	11 1/2
Bank of the World	11 1/2
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Bank of the South Seas	11 1/2
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Bank of the World	11 1/2
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Bank of the South Seas	11 1/2
Bank of the West	11 1/2
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LETTERS AND SESAI

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THE LEX COLUMN

Index was unchanged at 417.7



Lombard

Metric measures for food

BY JOE ROGALY

ANYONE who has forgotten the psychological damage done to price-conscious consumers by the change to decimal coinage should go out and buy a cucumber. Prices vary, of course, but the cellophane-wrapped half-cucumber I bought the other day cost 10p. Two shillings. That is, four shillings for a whole cucumber. The fact that shops can sell cucumbers at such prices is sufficient evidence of how stunned and dizzy most of us have been made by the change in coinage.

As far as decimalisation is concerned, the damage is done. The lesson is of major importance, however, since it is quite possible (although hardly believable) that the same mistake is about to be made all over again. For Britain is now being moved to a system of decimal weights and measures for foods and groceries, and it seems that the Government is not yet doing anything like enough to prevent a further deadening of price-consciousness of the kind experienced when we moved from £.s.d. to £.p.

"By stealth"

The move to metric foodstuffs is starting slowly. The Department of Trade and Industry is now consulting "interested organisations"—those famous protectors of the interests of the individual—about the proposed Ministerial Order that would permit the sale of salt and pasta products (other than canned pasta products) in metric packs. It is anticipated that during the next year or so similar consultations, followed by Orders, will take place, affecting about 50 more foodstuffs, including sugar and flour. In short, the change-over to metric measurement of everything on the supermarket shelf has already begun: some might say "without fanfare", others "by stealth".

At the same time, some attention is being given to the protection of the consumer. The Metrication Board set up by "Consumer Safeguards Group" and heard its report. The Government set up a study group and, this week, published its report. Promises have been made in the House of Commons. Only one thing has been left out: action. This needs some explaining. The Government's report, which is on "unit pricing", contains the reflections of Department of Trade and Industry and Ministry of Agriculture officials on this method of marking every package with their price per pound, pint, gram or litre. They conclude that the use of prescribed standard quantities—e.g. 250g., 500g., 1,000g.—for packaging particular foodstuffs is in most cases more easily comprehended than unit pricing. The Metrication Orders likely to appear over the next year will probably apply to goods sold in such standard units (as salt and spaghetti are now, by the lb. or 8 oz. pack).

Error

But the same officials acknowledge that "during metrication" there might be a case for unit pricing, even of goods sold in standard packs. In the way a shopper could compare the price of, say, flour, the price in both pence per pound and pence per 500g. In spite of this, no mandatory dual unit pricing is being provided for in the proposed Orders, as they stand. The hope is that voluntary agreements with the affected industries can be reached. This meeting of the interests of business rather than those of the individual was the cardinal error made during the change to decimal currency: it is being repeated now.

The same applies to the official attitude towards unit pricing of goods that cannot easily be sold by standard measure; the DTI report allows that "mandatory unit pricing could help to deal with these problem areas" but I bet half a pound to 2/7 that we will still hear more about tests in which only a minority of shoppers used unit prices as a basis for comparison—even though the same results showed that once the "less privileged" can be persuaded to undertake the experiment they take full advantage of it. What is needed if the change to metric measurement of groceries is not to be the same disaster as was the change to decimal money is new legislation, designed primarily to meet the needs of the consumer, that would enforce dual unit-pricing for all goods, including those in standard packages, for several years, while a campaign of public information and the continued enforcement of unit pricing on goods not in standard packs after a set date. Nothing less will do.

Fairey and the learning curve

If the recent strength of the Fairey price—up 15 per cent. to 69p in the past week—has simply been in anticipation of the accounts, then there is room for disappointment this morning. A £386,000 property valuation surplus has no message for a market capitalisation of £114m., but the make up of 1972-73's £2.1m. pre-tax, against the forecast of an unchanged £2m., is of interest. Land dealing profits are quantified at £217,000, and there is also a £135,000 currency bonus. More important is the appearance of a new item in the balance sheet—"learning and setting-up costs" of £386,000.

A separate definition from r and d, which is "written off as it is incurred", this relates roughly 50-50 to Britten and Norman aircraft and the medium girder bridge—products which are not covered by third party contracts: costs as defined are amortised over a pre-determined number of units and written off over a maximum period of five years. Where contracts are covered by third party contracts, the unamortised bal-

ance of these costs is included in work-in-progress and is unquantified. There is nothing new about this treatment, apparently it plays no significant part in the rise from £62m. to £101m. in stocks and w.i.p. But there is a clear case for quantification, especially in this kind of business.

Meanwhile, a bank overdraft of over £5m. means that the debt ratio has more than doubled to nearly two-fifths of capital employed, and a published net cash flow of £1.8m. has to be related to the prospect of a substantial rise in learning costs on Britten-Norman this year, and to current year instalments of deferred liabilities amounting to £12m. Fortunately, there is plenty of confidence about profits growth both this year and, especially, next, with the anticipated swing from losses to profits in Fairey S.A.

L & G/Cavendish

The basic message of the price tag of £45m. at 140p a share cash being put on Cavendish Land by Legal and General must be about the extent of the

rise in London property values since last September—particularly remarkable because that month roughly marked a peak in rental multiples which may have been equalled but not surpassed. The September, 1972, revaluation of Cavendish produced a net worth of £22.6m. from a £43m. portfolio. L and G considers that the portfolio is now worth over £65m. (leaving the two office blocks bought off Cavendish at £11.7m. out of the picture).

This said, the niggling doubt is that L and G could have bought Cavendish (it has 45 per cent. agreement) for significantly less—even if properties would have cost £55m.-plus on the open market. In terms of gearing, there is no complaint about the 1973 interim—profits over a fifth higher at £1.68m. before corporation tax. But with sales under a tenth higher, this is once again a story of improved margins: with a prospective return on capital of over 80 per cent., including a sprinkling of industrial and residential ones, implying some management effort.

Given also that the September stock control systems, the revaluation looked pretty full group reckons that there is plenty more to be squeezed out of wholesaling—roughly four-fifths of sales. Moreover, sales growth has apparently started to accelerate over the past few months. But with a fully diluted 1973 p/e of maybe 13 net, the CL shares at 42p may have to rely on management or, possibly, bid stories for any kind of excitement.

Brown & Albany

Brown Brothers and Albany has shown a reasonably steady performance against the market since the uninspiring 1972 figures in April, and there are no complaints about the 1973 interim—profits over a fifth higher at £1.68m. before corporation tax. But with sales under a tenth higher, this is once again a story of improved margins: with a prospective return on capital of over 25 per cent., the question of BBA's growth status becomes more relevant.

With the help of improved

Mather and Platt

Mather and Platt's optimism in the last report, and talk of a one-fifth rise in first quarter orders, produced market expectations which are hardly fulfilled by half-time profits up merely from £1.153m. to £1.157m. before tax—hence a 7p drop in the share price to 66p. Although the 19 per cent. growth in sales appears to paint a fair volume picture, trading margins have been squeezed and money costs have almost wiped out the 8 per cent. gain at the pre-interest level. The problem of borrowing costs could get worse as Mather ex-

pands its overdrafts to cope with the surge of stock and work in progress in line with an order book half as large again as last year, and there is bound to be renewed talk of the rights issue possibilities. All the same, the chances are that earnings growth will now gather momentum.

Despite burgeoning orders in the first half, Mather's capacity expansion and a nine-month lead time left it rather short of work in some sections. But now the foundries are on night shift and the acceleration is coming, through to the workshops which should exaggerate the normal seasonal bias towards the second half. Even so, the group will do well to raise the full year's pre-tax total by more than a tenth to £3.3m. and a corresponding p/e of 10 needs to see growth extending into next year despite increasing shortages of labour and materials; however, the fire protection side—about half the business—is blown some good by the ill wind of the latest fire damage figures.

Cut-price Trident Petrol ceases trading

BY RAY DAFTER

TRIDENT PETROLEUM, an independent, cut-price petrol company with some 200 outlets, has ceased trading yesterday. It claimed it had been a victim of the international oil price and supply situation.

The collapse of Trident after six successful years of operation, during which turnover grew to £5.3m. underlines the anxiety being felt by a comparatively small group of independent companies, supplying about 2,000 sites.

Mr. Stewart Harris, Trident's director and chief executive, said that in the last few months the company had been trading at an appreciable loss. Because of the general world oil supply situation it had been paying very high prices for refined products from the Continent.

To make a profit the company would have had to increase petrol prices by 4p to 5p a gallon, but this would have been commercial suicide in a market dominated by major oil companies, who are in turn controlled by the Government's pay and price code. The majors' previous year its profit was

price of their own refined products whereas like Trident, relying on the spot market, had to contend with more volatile prices.

Mr. Harris said that recently he had been paying \$86 a tonne for four-star grade petrol, whereas the break-even point was regarded as \$80. At one time he was paying as much as \$112 per tonne.

The future of the 200 "Trident" garages was doubtful last night. Only four are owned by the company, the remainder being independently owned and supplied on a contractual basis. Some may be taken over by major companies, but many without a prime site advantage, are likely to close. Other independent companies are not in a financial position to expand at present.

A liquidator is to be appointed and the 75 staff of Trident have been served with their redundancy notices. Last year the company made a pre-tax profit of £28,000 after and price code. The majors' previous year its profit was

around £30,000. It had a growth rate of 25 to 30 per cent. annually.

Difficulties facing the company started this year as the 70,000 tonnes of oil it distributed became more expensive to buy and more difficult to obtain. An unnamed major company in Britain helped out with supplies for a month but was unable to continue on a regular basis.

Shell-Mex and BP was also asked to provide stocks, but it told Trident's suppliers of London, that it could not provide the amounts needed. "Tampineer" which is ceasing to supply the British market with Continental refined products for the time being, said last night that during recent months it had shared with Trident losses caused by the disparity between U.K. and Continental prices.

The company's closure is a great shame. It is nobody's fault. It has been forced out of business by Government action. Circumstances have been too strong for both of us," a spokesman said.

News Analysis Page 9

TUC leaders split over Labour plans for nationalisation

BY JOHN ELLIOTT, LABOUR EDITOR

BLACKPOOL, August 30

LABOUR PARTY plans for the nationalisation of major companies to-day led to a split on the TUC's central council at the start of two days of meetings in advance of next week's annual Trades Union Congress.

Other contentious issues—talks with the Government, the Industrial Relations Act and the Common Market—were shelved by the union leaders until to-morrow and the week-end, while attempts will be made to bridge policy differences.

The Left-wing leaders of the country's two largest unions, Mr. Jack Jones (transport workers) and Mr. Hugh Scanlon (engineering workers), are trying to patch up their clashes over talks with the Government. Even if they succeed however, resolution from the engineering workers' technical section reject-

ing talks will remain on the month's time.

A further row will emerge over the Common Market with the Left-Wing uniting behind a hard line anti-EEC resolution.

The split over nationalisation came as a result of a call from the engineering workers' construction section supporting the Labour Party programme of nationalisation of the key industries and for nationalisation of the major monopolies including the banking, financial and insurance institutions.

This is not yet official Labour Party policy but is contained in the Party's contentious "green paper" which advocates nationalisation of 25 major companies. This will be debated at Labour's annual conference here in a

month's time.

A number of TUC leaders today objected to the Left-wing attempt by the engineering workers' construction section to force the issue. Broadly they also take the view that the document's aims on the 25 companies are not in the best General Election interests of the Labour Party.

They therefore attempted to get the general council to oppose the engineering workers' call but failed with a 12-10 vote.

The TUC's annual congress next week will now have a choice of supporting the engineering workers' hard line or opting for a more general resolution from the Sheet Metal Workers' simply, pledging support for "the programme of the Labour Party for the further nationalisation of key industries."

Hand-over at TUC Page 20

Defence cost over-runs attacked

BY JOHN GRAHAM

THE GOVERNMENT'S defence contracting procedures are criticised by the Commons Public Accounts Committee in a report published yesterday.

The report, published yesterday, following three more or less sub-contractor problems in the last five years.

Two of the contracts were placed in 1968 with British Aircraft Corporation for a radar tracker and the Sea Wolf missile. The third contract was with Rediffon Air Trainers (RATL) in 1967, for a flight simulator complex, with an option on three more.

The estimated increases in costs were as follows: for the radar tracker, from £9.5m. in 1968 to £30m. in 1972; for the missile, from £17m. to £27m.; and for the flight simulator from £6m. to £7m., although there was also a 31-year delay in delivery.

The contracts were of different types, including one innovation, but they all revealed technical and legal weaknesses in the existing procedures.

In particular, the committee distrusted the Ministry of Technology's liking for prime contractor arrangements. These do

not appear "either to have reduced cost inflation, which is criticised by the Commons Public Accounts Committee in a report published yesterday, following three more or less sub-contractor problems in the last five years."

The committee considered that the use of a prime contractor should be approached with a degree of caution, and that particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors.

This arose from the experience of the RATL contract, which was sub-contracted to Elliotts, who began to have trouble. By mid-1969 there was already a delay of two years forecast, and a dispute arose over whether Elliotts, as it claimed, was contracted to provide work on the first of the four complexes, or all four, as RATL claimed.

Because of the prime contractor system, the Ministry could not seek damages for delays from Elliotts except through RATL. Since the contracts with RATL did not provide for liquidated damages, any claim would have

to rest on actual damages at common law. The Ministry did not pursue, "because they could not make a substantial precise assessment of the damages which could be claimed and sustained in court."

When the GEC group (which had taken over Elliotts) informed the Ministry that work would "should be approached with a degree of caution, and that particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors."

This is the strongest argument the committee makes against the prime contractor system, concluding thus: "We are surprised and disquieted that the Ministry should have found themselves in such a difficult situation, and we hope that they will be able to find a way to strengthen their contract arrangements so as to avoid any recurrence of such an unhappy story."

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Institute opposes easing of curbs

The Review gives three main reasons why the growth of the economy should slow down from a forecast 6 1/2 per cent. between 1972 and 1973 to about 3 per cent. between this year and 1974. They are: (1) the deflationary effect on consumer spending of a 25 per cent. rise in import prices this year; (2) the sharp

slowdown in public spending projected for 1974; and (3) a more modest revival in stockbuilding than had earlier seemed likely.

Although world trade is expected to slow down next year, the Institute forecasts that the volume of U.K. exports—assisted by the recent devaluation—will still grow fairly sharply.

Bacon and egg prices at new peaks

By John Edwards

NEW RISES in the wholesale prices of eggs and bacon to record levels were announced yesterday. The increases, which should affect shop prices next week, will add about 2p a dozen to eggs and an average of 2p per pound to bacon.

Shortages of supplies and the steep rise in the cost of animal feeding stuffs are blamed for the higher prices. Both foods, which are now above the peak levels reached in May.

Egg producers warned yesterday that prices will likely to continue to rise until the seasonal peak at Christmas. The wholesale price for large eggs from the major suppliers has now reached 32p a dozen, meaning at least 35p in the shops.

Last year at this time the wholesale price for large eggs was about 16p a dozen.

Denmark's rise

Denmark is reported to have led the new move up in bacon, lifting its price on the London and National Provision Exchange by 10 to 15p a ton, £10 above the previous record in May. A further tightening of supplies is expected with demand for pork on the Continent very strong and supplies of pigs available for bacon falling. British producers have quickly followed the Danish lead since there has been growing unrest among pig producers facing losses as a result of the "steep rise in feed costs."

It is claimed that higher bacon prices are needed to offset the rise in production costs and keep up supplies of pigs.

In August last year bacon prices on the Provision Exchange were between £420-£435 a ton. There has also been this week a rise in the first hand price of broiler chickens to a range of 19.5p-23p a pound—a new peak level. This compares with a range of 14-15.5p a pound at the same time last year.

New threat to national newspapers

By John Wyles, Labour Staff

A FURTHER confrontation which could affect the production of national newspapers was threatened last night after the breakdown of talks on the industry's threshold pay dispute.

A day-long meeting between the Newspaper Publishers' Association and four printing unions which failed to agree on any proposals for settling the dispute, which cost the production of nearly 5m. national and Sunday newspapers late last month.

Mr. Joe Wade, assistant general secretary of the National Graphical Association, said after the talks that the union's members would be consulted next week. He expected a recommendation for some form of action would then be put to the NGA executive.

Representatives of the other three unions taking part in yesterday's talks—the Electrical and Plumbing Trades Union, the Amalgamated Union of Engineering Workers and SLADE (the process workers)—would also be reporting back to their members.

Yesterday's meeting was a resumption of Friday's talks when the unions put their "final" proposals to the newspaper employers. These asked for the payment into a bank account of wage increases due to print workers from July 1 under a cost-of-living threshold agreement, but blocked by the Government's Pay Code.

The NPA said yesterday it could not guarantee, as the unions wanted, that the money would be paid to the workers before the expiry of the present wage agreement in September, 1974, because of the Government's pay policy.

Following these discussions a joint working party met yesterday afternoon but, according to an NPA spokesman, failed to produce any new proposals.

Filmer Paradise to leave BL

BY JAMES ENSOR

MR. FILMER PARADISE, sales director of the Austin Morris division of British Leyland, has decided not to renew his contract with the company.

He has been sales director of the division since the merger of British Leyland in 1968. During that time, he, with the managing director, Mr. George Turnbull, and the chief engineer, Mr. Harry Webster, succeeded in transforming its fortunes. Mr. Paradise's decision to leave will be a major blow to British Leyland. His work in reshaping the scattered Austin Morris sales network into a stronger force and the planning of the current car range (which has been almost entirely re-newed) has played a major role in the recovery of British Leyland.

Mr. Paradise is a man of great energy, and has held a succession of challenging jobs. Before becoming sales director of Austin Morris, he was head of British Motor Holdings where he started to establish an integrated sales network.

He has made no definite plans to take up a new position after October 1 when he will leave British Leyland.

It added: "The chairman and directors of BL regret the departure of Filmer Paradise, and wish him well in the future he has chosen. Within the corporation last night, it was being stressed that he was leaving of a completely friendly basis."

It is thought that Mr. Paradise has not been happy about some of agricultural land near Lichfield, Stafford, which he developed in the past year. He has always advocated an

overall sales direction for British Leyland. Instead, the international division of British Leyland has been considerably strengthened.

Mr. Paradise, who has always been an admirer of Mr. Turnbull, was disappointed when the latter was nominated as the likely eventual successor to Lord Stokes as head of the company. This has been seen inside Austin Morris as an indication that the progress the division has made has not received proper recognition.

In the next two years, the bulk of the current car range (which has been almost entirely re-newed) has played a major role in the recovery of British Leyland.

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APPROVAL SOUGHT FOR 'MINI-TOWN'

Plans were announced yesterday for a 200m. "mini-town" near Lichfield, Staffs.

A Midlands consortium wants to build 2,000 homes on 335 acres of agricultural land near Lichfield by-pass to extend the city's population by 8,000. Planning approval is being sought.



Weather

U.K. TO-DAY
MOSTLY DRY with sun in England and Wales, some rain in Scotland and Ireland.

London, S.E., and England, E. Anglia, Dry, variable cloud. Wind, N.W. to W. becoming S.W. at 22C. Channel Is., S.W., N.W., N. E. Anglia, W. Fog and drizzle over W. becoming S.W. mainly dry, becoming S.W. becoming fresh. Max. 16C, Min. 10C.

N.E. England, B. and E. Scotland, and Moray F. Cloudy, occasional S.W. fresh, or strong (55F).

Calithness, Orkney and Shetland, occasional S.W. strong, or gale (55F).

Outlook: S.E. Eng. become warm and at times cloudy with rain. Lighting-up: Lond. Manchester 20.33, Glas. Belfast 20.50.

BUSINESS CENTRE

	Yday	Mid-day	5p
Alexandria	28	28	28
Amsterdam	19	19	19
Antwerp	28	28	28
Bombay	28	28	28
Brexit	28	28	28
Buenos Aires	28	28	28
Calcutta	28	28	28
Canton	28	28	28
Cebu	28	28	28
Colon	28	28	28
Hankow	28	28	28
Harbin	28	28	28
Hong Kong	28	28	28
Kobe	28	28	28
London	28	28	28
Lyons	28	28	28
Manila	28	28	28
Medan	28	28	28
Shanghai	28	28	28
Singapore	28	28	28
Sourabaya	28	28	28
Tientsin	28	28	28
Yokohama	28	28	28

HOLIDAY REX

	Y'day	Mid-day	
	°C	°F	
Algeria	S 28	78	Jersey
Algeria	S 28	78	Las Vegas
Argentina	F 27	51	Lima
Australia	G 21	71	Luzon
Bahamas	F 15	58	Mexico
Belize	S 27	81	Midway
Bolivia	S 18	64	Minami
Brazil	C 19	66	Monaco
Canada	S 27	81	Nairobi
Chile	C 18	66	Naples
Czechoslovakia	C 25	77	Osaka
Denmark	R 23	73	Rice
Egypt	S 28	79	Wien
France	S 23	73	Opera
Germany	S 25	77	Saltzer
Greece	S 28	78	Tenerife
Holland	F 16	61	Tunis
India	S 28	79	Venez
Indonesia	C 15	57	Venezia
Italy	F 21	68	
S-Sunrise C-Clouds P-P			